

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 12, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Gerard, Harcourt,  
Kennedy, Marzari, Puil and  
Rankin (arrived 3:30 p.m.)

ABSENT: Alderman Boyce, Ford, and Little (Leave  
of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with the prayer, offered by the Civic Chaplain, The Reverend A. Reynolds of Ryerson United Church, Vancouver.

CONDOLENCES

The Mayor, on behalf of Council, expressed condolences to the family of the late Mr. Cyclone Taylor - a Civic Merit Award recipient - and a well-known athlete.

'IN CAMERA' MEETING

There were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Marzari,

THAT the Minutes of the Regular Council Meeting of May 29, 1979, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Marzari,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 2

# UNFINISHED BUSINESS

## 1. Detoxification Centre

Council on May 29, 1979, having heard delegations on the proposed detoxification centre on a site leased from the City on the north side of Great Northern Way west of Prince Edward Street and noting a land exchange proposal by Finning Tractor Company resolved:

"THAT consideration of this matter be deferred for two weeks and in the meantime the Director of Planning be instructed to explore with Finning Tractor Company Ltd. the feasibility of the exchange of properties proposed by this company for report back to the June 12th meeting of Council."

Before Council this day was a City Manager's report dated May 8, 1979 on the Provincial Detoxification Centre in which the Director of Planning reported for information on a letter from the Mt. Pleasant Neighbourhood Association which requested a one month delay in the issuance of a building permit for this centre to permit investigation of an alternative site with superior buffering from the neighbourhood.

Also before Council was a City Manager's report dated June 6, 1979, in which the Director of Planning reported on the land exchange proposed by Finning Tractor Company. In the report the Director of Planning stated that there may be some advantage to locating the proposed detoxification centre on the site proposed by Finning Tractor Company. However, the major concern of officials with respect to this proposed alternative site is one of timing as such factors as site preparation, property negotiation and project redesign would delay construction of the detoxification centre in Vancouver by a minimum of four to six months. Therefore, the report recommended that City Council reaffirm its approval of the development of a detoxification centre on City-owned land on the north side of Great Northern Way at Prince Edward Avenue and instruct the Director of Planning to issue a development permit.

Council also noted the following which were before it:

- (a) A letter from the Vancouver Police Board dated June 1, 1979, urging Council to expedite the construction of the detoxification centre.
- (b) A telegram dated June 11, 1979, from the Provincial Minister of Health stating his intention to authorize the Chairman of the Alcohol and Drug Commission to seek Treasury Board approval for a reallocation of provincial funds presently allocated for the detoxification centre to other areas in the province, should City Council refuse to authorize the development permit for construction of the centre on Great Northern Way.
- (c) A letter from the Mt. Pleasant Neighbourhood Association urging Council to accept the offer of Finning Tractor Company for a land exchange.

MOVED by Ald. Puil,

THAT Council reaffirm its approval of the development of a detoxification centre on City-owned land on the north side of Great Northern Way at Prince Edward Avenue and the Director of Planning be instructed to issue the relevant development permit.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 3

COMMUNICATIONS OR PETITIONS

1. By-law Infraction -  
2655 East Pender Street

Council considered a letter from Mrs. Enza Borrino dated May 24, 1979 requesting an opportunity to address Council later this day when the relevant City Manager's report on a By-law infraction at 2655 E. Pender Street is being considered.

It was noted that this matter is scheduled for consideration by the Board of Variance on June 13, 1979. Mrs. Borrino was requesting Council to advise its officials and the Board of Variance that it has no objection to Mrs. Borrino retaining the basement as is, in the dwelling at 2655 E. Pender Street.

MOVED by Ald. Puil,

THAT the communication dated May 24, 1979, from Mrs. Enza Borrino with respect to the By-law infraction at 2655 E. Pender Street be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Park Board Indemnities

In a letter dated May 29, 1979, the Chairman of the Park Board advised of the following resolution of the Board on Park Board Indemnities:

"I. That City Council be requested to ask the Provincial Legislature to amend Section 489(B) of the Vancouver City Charter from;

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity not exceeding two thousand dollars to each member of the Board.'

to;

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity to each member of the Board.'

II. That upon execution of the Charter amendment, Council to pass a by-law increasing the indemnity of the Board by seven (7) percent effective January 1, 1979, and seven and a half (7.5) percent effective January 1, 1980."

MOVED by Ald. Puil,

(A) THAT City Council be requested to ask the Provincial Legislature to amend Section 489(B) of the Vancouver City Charter from:

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity not exceeding two thousand dollars to each member of the Board.'

to

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity to each member of the Board.'

(B) THAT upon execution of the Charter amendment, Council to pass a by-law increasing the indemnity of the Board by seven (7) per cent effective January 1, 1979, and seven and a half (7.5) percent effective January 1, 1980.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Park Board's 1979  
Supplemental Capital Budget

Council noted a letter from the Chairman of the Park Board dated June 4, 1979 in which the Board requests a special meeting with Council to review parks and recreation development from a City-wide perspective.

MOVED by Ald. Puil,  
THAT the request of the Park Board for a special meeting with City Council be approved and the City Clerk be instructed to arrange this meeting.

- CARRIED UNANIMOUSLY

4. Floating Home Permit  
Application #84343 (False Creek)

In a letter dated June 6, 1979 Ms. C.J. Farley requested an opportunity to address Council when the City Manager's report on Floating Home Development Permit Application #84343 is before it.

Similar requests were noted from Frank Stanzl Construction Ltd. and Morgan Stewart.

MOVED by Ald. Gerard,  
THAT the above delegation request be approved and representations be heard when the City Manager's report on the Floating Home Development Permit Application #84343 is before Council.

- CARRIED UNANIMOUSLY

5. 1988 Proposed Winter Olympics  
Games Bid

Council noted the following memorandum from the Mayor dated June 8, 1979 on the 1988 Proposed Winter Olympics Games Bid:

"Vancouver has an exceptional opportunity to become the host city for the 1988 Winter Olympic Games.

These Games are much smaller in terms of size, compared to the Summer Olympic Games and as the attached report outlines, the Games could be staged locally in the Greater Vancouver area for a reasonably modest capital investment. Further, the Games should not result in any large operating losses or indeed, any at all, and this statement is based on careful analysis of cost and income figures. While some people like to refer to the Montreal Olympics as an example of financial disaster, there are, nevertheless, a great many more relevant comparisons that can be made, such as the successful and profitable Commonwealth Games in Edmonton recently and many other successfully-staged and financially well-managed international sporting events. The winning of the Bid will, of course, create a great many obvious benefits to our local economy, including many job opportunities and Vancouver would become a focal point of world attention for many years.

The Olympic Advisory Committee, which has done several months' study, will be on hand for discussion of the attached report and I thank and commend Dr. Hindmarch and his associates for the great amount of consideration which they have given to this matter."

Regular Council, June 12, 1979 . . . . . 5

COMMUNICATIONS OR PETITIONS (Cont'd)

1988 Proposed Winter Olympics  
Games Bid (Cont'd)

Dr. Hindmarch and Mr. P. Cundell spoke to the Olympic Advisory Committee's Report and also answered questions from Council.

MOVED by Ald. Bellamy,

1. THAT this Council endorse a bid for the 1988 Winter Olympic Games, with events to be staged in both the Greater Vancouver and Garibaldi areas;
2. THAT this Council authorize the formation of a 1988 Vancouver/Garibaldi Olympic Committee to prepare a bid for these Games to the Canadian Olympic Association, and - if successful - to the International Olympic Committee;
3. THAT the City agree to share in the costs of preparing a bid to the COA to the maximum extent of \$37,500 - representing half the cost of such bid - subject to equal funding from the Provincial Government;
4. THAT Council will support the staging of the 1988 Winter Olympic Games here, subject to the following conditions:
  - (a) That the Provincial Government fully support the City of Vancouver in its bid, and cooperate in the planning and organization of the Games in addition to its contribution of \$37,500 which represents half the cost of preparing a bid to the COA;
  - (b) The Provincial, and Federal Governments between them agree to cover the front-end capital costs and provide the necessary rights from their respective jurisdictions to allow the Olympic Committee to generate revenues; such revenues to be used to cover operating and capital costs;
  - (c) The cooperation and involvement of the local residents be sought in areas where facilities are to be developed, so that all facilities be planned with due consideration for environmental impact, and within a framework of long-range plans for the orderly development of the areas;
  - (d) That two Council representatives be appointed to a Steering Committee for the further planning of the 1988 Winter Olympic Games, with a similar recommendation to succeeding Councils;
  - (e) That when the extent of financial contributions by senior governments is determined, the City's proposed share of the capital cost of facilities be subject to further Council consideration and approval, it being noted that it is impossible at this time to determine exactly what facilities, if any, will be located in Vancouver as opposed to neighbouring municipalities.
5. THAT this Council seek the support of neighbouring municipalities for this bid for the 1988 Winter Olympic Games.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)6. Request for Supplementary Funds  
- Goals for Vancouver Program

In a letter dated June 7, 1979 the Chairman of the Vancouver City Planning Commission advised Council that the Planning Grant requested from the Provincial Government in the amount of \$75,000 towards the Goals for Vancouver Program has been reduced to \$40,000. This leaves a shortfall in the program funding of \$36,340. In the letter the Chairman of the Vancouver City Planning Commission requested that Council forgive the \$15,000 originally appropriated towards this program contingent upon the recovery from the Provincial Grant and to also approve an additional fund of \$21,240.

MOVED by Ald. Marzari,

THAT Council approve additional funding to the Vancouver City Planning Commission of \$21,240 towards its Goals for Vancouver Program; funds to be from Contingency Reserve.

- CARRIED

(Alderman Puil opposed)

7. Blocks 129 and 130 Jericho/Locarno

Mrs. Dorothy Gillis in a letter dated June 7, 1979 commented on the fact that consideration of Alderman Little's Motion on Blocks 129 and 130 in Jericho/Locarno has been postponed to July 10, 1979. Accordingly Mrs. Gillis requested that the whole matter be postponed until September.

MOVED by Ald. Harcourt,

THAT the request of Mrs. Gillis for a postponement of consideration of Alderman Little's Motion on Blocks 129 and 130 be approved and consideration of this matter be deferred to September, 1979.

FURTHER THAT City officials be instructed to take no further action on leasing of the properties in these blocks until this Motion has been considered by Council.

- CARRIED

(Alderman Kennedy opposed)

8. Highland Restaurant -  
Parking Problem

In a letter dated June 8, 1979, Mr. T. Viras, on behalf of Viras Bros. Tops 24 Ltd., again raised the matter of parking at the Highland Restaurant and requested an opportunity to further address Council on this matter.

The City Manager advised that the provision of additional parking for the Highland Restaurant is proceeding in accordance with Council resolution and parking will be available by September.

MOVED by Ald. Bellamy,

THAT the request from Mr. Viras to address Council on the parking at the Highland Restaurant be approved.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari and Puil opposed)

Regular Council, June 12, 1979 . . . . . 7

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
JUNE 8, 1979

Works & Utility Matters  
(June 8, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Sign Kiosk on Granville Mall
- Cl. 3: Tender - Side-Loading Refuse  
Collection Packer Bodies
- Cl. 4: Cordova Street Extension from  
Granville Street to Howe Street
- Cl. 5: Purchase of Patterns for  
Gray Iron Casting
- Cl. 6: Proposed Drainage Improvements  
in the Blenheim Flats Area

Clauses 1 - 6 inclusive

MOVED by Ald. Kennedy,

THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, and 6 of this report be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(June 8, 1979)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Downtown-Eastside N.I.P. -  
Six-Month Progress Report
- Cl. 2: Exterior Alterations to  
Hotel Vancouver
- Cl. 3: Riley Park and Grandview-Woodland  
N.I.P. - Bus Shelters
- Cl. 4: By-law Infraction -  
2655 East Pender Street
- Cl. 5: 2665 Point Grey Road -  
D.P.A. No. 84128
- Cl. 6: Strata Title Conversion Application -  
8622 Selkirk Street
- Cl. 7: Champlain Heights - Enclave 14 -  
Conditions and Standards of  
Development
- Cl. 8: Champlain Heights Enclave 2 -  
Conditions and Standards of  
Development

Clauses 1 - 4 inclusive

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

Cont'd . . .

Regular Council, June 12, 1979 . . . . . 8

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters  
(June 8, 1979) (Cont'd)

2665 Point Grey Road -  
D.P.A. No. 84128  
(Clause 5)

MOVED by Ald. Harcourt,  
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

During consideration of this clause the Mayor asked Council if it wished to continue the policy of requesting staff reports on development permit applications on Point Grey Road.

It was suggested that consideration be given to staff reporting to Council when a development permit is first received rather than waiting until it has been processed.

The Mayor requested the City Manager and the Director of Planning to review this suggestion for a report back.

Clauses 6 - 8 inclusive

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager, as contained in clauses 6, 7, and 8 of this report be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(June 8, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Investment Matters  
(Various Funds) April 1979
- Cl. 2: Community Facilities -  
Champlain Heights

Clauses 1 and 2

MOVED by Ald. Puil,  
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters  
(June 8, 1979)

Retirement Ages -  
Group III Employees  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY



Regular Council, June 12, 1979 . . . . . 9

CITY MANAGER'S REPORTS (Cont'd)

Property Matters  
(June 8, 1979)

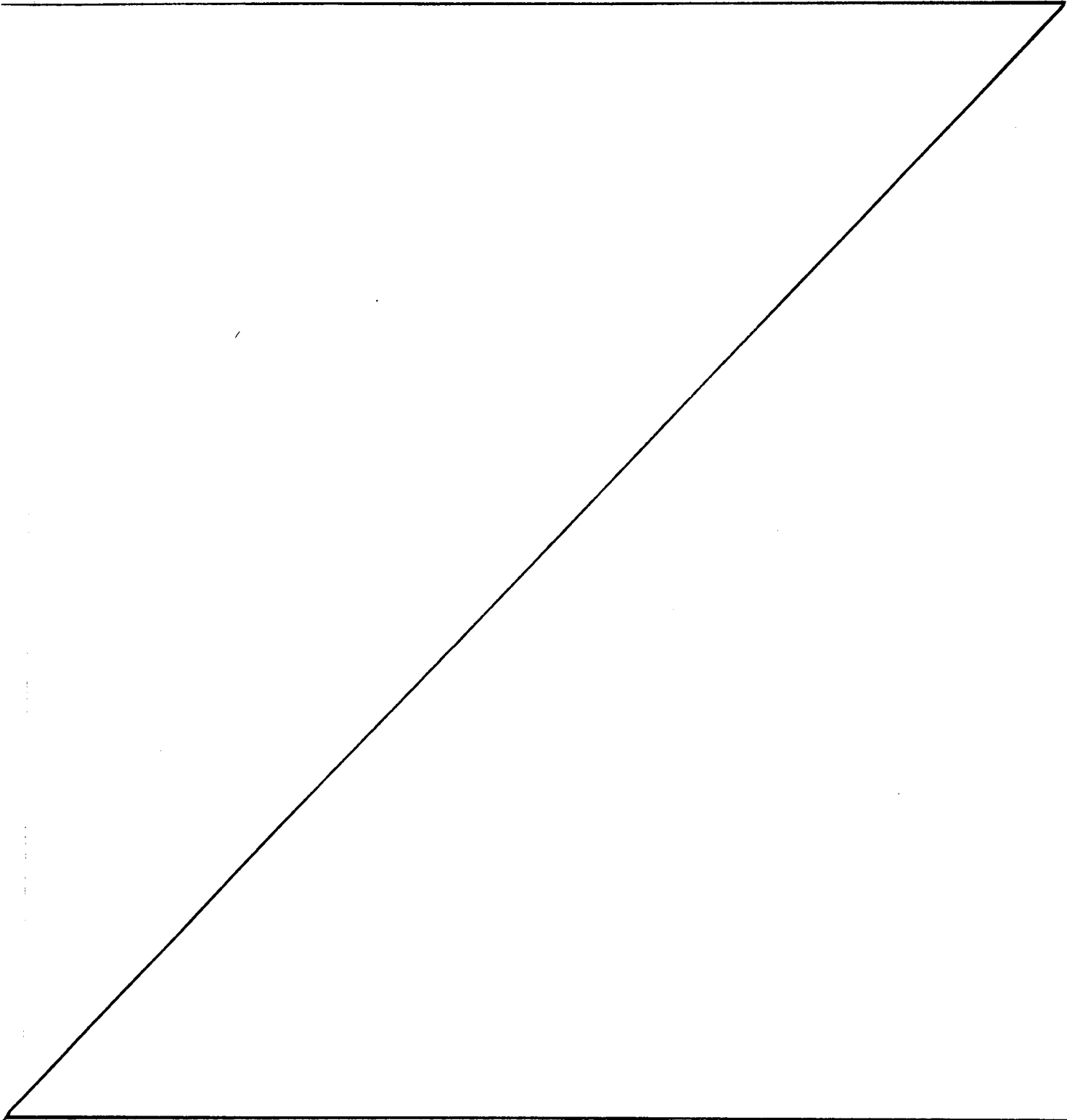
The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Champlain Heights -  
Tenders
- Cl. 2: Champlain Heights -  
Enclave 14 Lease

Clauses 1 and 2

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY



DELEGATIONS

1. Show Cause: Balmoral Hotel, 159 East Hastings Street  
Carleton Hotel, 314 Cambie Street

Council on April 24, 1979 approved a recommendation from the Community Services Committee report dated April 12, 1979:

"THAT Messrs. M. Brogan and R. Ames, owners of the Balmoral Hotel at 159 East Hastings Street, be requested to appear before Council to show cause why their business license should not be suspended."

On Tuesday, May 15, 1979 Council, at the request of Mr. W. Guinn, solicitor for the operator of the Balmoral Hotel, deferred the "show cause" hearing on this hotel to today's meeting of Council.

Also on May 15, 1979, Council approved the following recommendation from the Community Services Committee report dated May 3, 1979:

"THAT the operators of the Carleton Hotel, 314 Cambie Street, be requested to appear before Council to show cause why their business license for the Carleton Hotel should not be suspended or withheld."

Appearing before Council this day on behalf of the owners of the Balmoral and Carleton Hotels was Mr. W. Guinn. Mr. Guinn addressed Council and referred to affidavits submitted earlier this day testifying that it is proposed to sell the Balmoral Hotel to a Mr. Hector Fraser, or nominee and also testifying that the matter of the Carleton Hotel is presently before the Courts by way of foreclosure proceedings and an application will be made to appoint a Receiver to open and operate the Carleton Hotel. Mr. Guinn questioned the statement in the Police Report of March 29, 1979 that Mr. M. Brogan who is the owner of the Balmoral Hotel, had been found on the premises in an intoxicated state. He referred to the affidavit of Mr. Ames which states that Mr. Brogan is not a member of either the Company which owns the Balmoral or the one presently owning the Carleton Hotel. He further stated that the person anticipated to be appointed Receiver of the Carleton Hotel, a Mr. Caravatta, is an experienced hotel operator.

In response to a question from Council, the Director of Environmental Health confirmed that the Health Department had cancelled the operating permit for the Lodging House (hotel) portion of the Carleton Hotel on May 30, 1979 and that all tenants are to be removed from the premises by July 1, 1979.

Inspector Grierson, author of the Police Reports on both hotels answered questions from Council related to the beer parlour operations of these hotels.

MOVED by Ald. Marzari,

THAT the Director of Permits and Licenses be instructed to suspend for three months the City Business Licenses for the Balmoral Hotel, 159 East Hastings Street and the Carleton Hotel, 314 Cambie Street.

- LOST (tie vote)

(Aldermen Gerard, Harcourt, Kennedy and the Mayor opposed.)

Cont'd.

DELEGATIONS (Cont'd)

1. Show Cause: Balmoral Hotel, 159 East Hastings Street  
Carleton Hotel, 314 Cambie Street (Cont'd)

MOVED by Ald. Harcourt,

THAT the Director of Permits and Licenses be instructed to suspend for one month the City Business Licenses for the Balmoral Hotel, 159 East Hastings Street and the Carleton Hotel, 314 Cambie Street.

- CARRIED

(Alderman Kennedy opposed)

Alderman Rankin arrived during consideration of the above item.

CIVIC RECOGNITION - Mr. A. Burhoe

At this point in the proceedings, the Council recognised Mr. Adam Burhoe of the Engineering Department, who is retiring from the City service on August 1, 1979 after almost 50 years of service.

The Mayor presented an engraved plaque and Certificate to Mr. Burhoe and Alderman Marzari presented his wife with a bouquet of yellow roses. Mr. Burhoe responded in appreciation.

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The Council recessed at approximately 4.00 p.m. to reconvene following an "In Camera" meeting at approximately 4.40 p.m.

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2. Bimini Neighbourhood Pub, 2010 West 4th Avenue  
Request for Extension of Operating Hours

Council on May 29, 1979 deferred the clause from the Community Services Committee report of May 17, 1979 dealing with this matter to hear representations from Mr. Peter Uram, operator of the pub and his lawyer, Mr. J. Ross McClellan. In the clause from the Committee's report the Committee had submitted for Council's consideration a recommendation that Council approve an extension of operating hours for the Bimini Neighbourhood Pub, 2010 West 4th Avenue, to 12.00 Midnight, six days per week, until September 1979.

Mr. McClellan addressed Council and reiterated arguments placed before the Committee as to why his client should be permitted to remain open until midnight, six nights a week. Mr. McClellan pointed out that his client is willing to accept a temporary extension of operating hours for the summer months and to apply to Council in September for a review of the extension and determination on whether or not the requested extension should be on a permanent basis.

MOVED by Ald. Bellamy,

THAT Council approve an extension of operating hours for the Bimini Neighbourhood Pub, 2010 West 4th Avenue, to 12.00 Midnight, six days per week, until September 1979.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed.)

Cont'd.

DELEGATIONS (Cont'd)2. Bimini Neighbourhood Pub, 2010 West 4th Avenue  
Request for Extension of Operating Hours (Cont'd)

MOVED by Ald. Harcourt,

THAT the owner of Bimini Neighbourhood Pub conduct a plebiscite within a four block radius of the pub at his own expense to obtain the neighbourhood's reaction to the extension of the pub hours to midnight, six nights a week.

- LOST

(Aldermen Gerard, Kennedy, Puil, Rankin and the Mayor opposed.)

No further action was taken.

3. Various Issues Relative to the P.N.E.

Council on May 15, 1979 agreed to defer a delegation from the P.N.E. on Land Use Control to today's meeting when other matters relating to the P.N.E. are before Council. Before Council this day were the following reports:

- A. Extract from the report of the Standing Committee on Planning and Development of April 5, 1979 on P.N.E. Land Use Control.
- B. City Manager's report dated April 9, 1979 in which the Director of Permits & Licenses reports on License Fees for Concessions and Exhibitors During the Annual Pacific National Exhibition. In this report, the Director of Permits & Licenses submitted for Council's consideration four options open to the Council on this matter.
- C. A City Manager's report dated April 11, 1979 in which the Director of Finance reports on Application of Business Tax to Business Activities on the P.N.E. Grounds. In this report the Director of Finance recommends that the Director of Legal Services bring forward the necessary Business Tax By-law amendment to allow the amusement park operations on the P.N.E. grounds to be assessed for business tax purposes.

Council also noted a letter from the President of the Burrard View Wall Street Residents' Association requesting that the matter of the P.N.E. Land Use Control be deferred to an evening meeting of Council on June 26, 1979 to permit the Association to address Council on this matter.

Mr. Nathanson, **Solicitor** f o r the P.N.E. addressed Council with specific references to the matters of license fees and business tax. He referred to the award handed down by the Courts in the matter of the arbitration between the City and the P.N.E. on payment in lieu of rental and other services to the City and he considers that the amount awarded the City was based on the City's position that it does not receive any taxes or revenue from the P.N.E., therefore, the City should not be charging the P.N.E. license fees or business tax.

Mr. B. Eriksen , D.E.R.A. addressed Council and referred to a brief submitted to Council last year from 22 businesses in the Downtown Eastside area objecting to the special exemption from business tax given to Burrard Amusements Limited and the B.C. Jockey Club and requesting that these businesses be required to pay their share of the City's taxes.

Cont'd.

DELEGATIONS (Cont'd)

3. P.N.E. Land Use Control (Cont'd)

MOVED by Ald. Harcourt,

THAT the City levy a flat fee of \$5,000.00 payable by the P.N.E. to cover the extra costs incurred by the City during the P.N.E. with respect to the retail concession stands and exhibitions.

- CARRIED

(Alderman Bellamy opposed.)

MOVED by Ald. Rankin,

THAT the Director of Legal Services bring forward the necessary Business Tax By-law amendment to allow the amusement park operations on the P.N.E. Grounds to be assessed for business tax purposes.

- LOST (Tie vote)

(Aldermen Bellamy, Gerard, Kennedy and Puil opposed.)

No further action was taken on this matter.

MOVED by Ald. Harcourt,

THAT the Standing Committee on Planning and Development report on P.N.E. Land Use Control dated April 5, 1979 be deferred to the evening of June 26, 1979 and representations be heard at that time from the Burrard View Wall Street Residents' Association.

- CARRIED UNANIMOUSLY

4. Hodson Manor

The Mayor advised Council that should there be an evening meeting this would be the only business before Council this day and asked if Council members wished to defer consideration to the next meeting of Council.

MOVED by Ald. Puil,

THAT consideration of this matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

5. Granville Street Improvements - Nelson Street South to Granville Street Bridge

When considering this matter, Council noted a letter from the lawyers for Ultra Love Products Limited requesting deferment of recommendations 9 and 10, contained in the City Manager's report dated May 25, 1979 on Granville Street Improvements - Nelson Street South to Granville Street Bridge to permit him an opportunity to consider the various reports on this matter and to make adequate representations on his client's behalf.

Recommendations 9 and 10 relate to amendment to the Zoning and Development By-law to provide that in all districts where retailing is now allowed either as an "outright use" or as a special use as the case may be that a retail store selling or providing sex oriented products as a principal or primary use require the special approval of either the Director of Planning or the Development Permit Board as each may apply and also to a proposal to increase the annual license fee, restrict the age of clients and regulate the hours of business of these stores.

Cont'd.

DELEGATIONS (Cont'd)5. Granville Street Improvements - Nelson  
Street South to Granville Street Bridge (Cont'd)

The Director of Social Planning advised that recommendations 1 to 8 contained in the City Manager's report dated May 25, 1979 did not relate to the concerns of either the Love Shop or the Ultra Love Shop and therefore, requested that Council consider them this day.

MOVED by Ald. Rankin,

THAT recommendations 1 to 8 of the City Manager's report dated May 25, 1979 be approved.

- CARRIED

(Alderman Kennedy opposed.)

MOVED by Ald. Harcourt,

THAT recommendations 9 and 10 contained in the City Manager's report dated May 25, 1979 be deferred pending the hearing of representations from the lawyers for Ultra Love Products Limited and the Love Shop at a future meeting of Council.

- CARRIED UNANIMOUSLY



Regular Council, June 12, 1979 . . . . . 15

CITY MANAGER'S REPORTS (Cont'd)

B. MANAGER'S REPORT

Summary Report re Economic Development  
Program for 1979 and Review of 1978

MOVED by Ald. Kennedy,

THAT the 1979-80 work program outlined in this report be approved in principle, with the Economic Development Manager and the Director of Finance to report back to Council in detail on the new elements, for Council consideration and funding, if approved.

- CARRIED

(Aldermen Marzari and Rankin opposed.)

C. MANAGER'S REPORT  
(June 8, 1979)

Greek Days 1979

MOVED by Ald. Kennedy,

THAT liquor sales for Greek Days 1979 cease at 8:00 p.m. as in 1978 and the Greek Days Festival also cease at 8:00 p.m.

- LOST

(Aldermen Harcourt, Marzari, Puil and Rankin opposed.)

MOVED by Ald. Puil,

THAT liquor sales for Greek Days 1979 cease at 7:00 p.m. and the Greek Days Festival also cease at 7:00 p.m.;

FURTHER THAT the organizers of this festival be permitted to appeal this decision if they so wish.

- CARRIED

(Alderman Kennedy and the Mayor opposed.)

D. MANAGER'S REPORT  
(June 8, 1979)

Lighting in the Council Chamber

MOVED by Ald. Rankin,

THAT Council approve the design proposal for T.V. lighting in the Council Chamber as described in this report, contingent upon the television tests undertaken this day proving successful;

FURTHER THAT the necessary funds in the amount of approximately \$28,500 be provided from Contingency Reserve.

- CARRIED

(Alderman Bellamy opposed.)

CITY MANAGER'S REPORTS (Cont'd)

E. MANAGER'S REPORT  
(June 5, 1979)

Champlain Heights - Enclave 2

MOVED by Ald. Rankin,  
THAT the recommendation of the City Manager, as contained in  
this report be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee  
on Planning & Development  
(May 31, 1979)

The Council considered this report which contains six clauses  
identified as follows:

- Cl. 1: Development Program - Second  
Half of Phase 2, Area 6, False  
Creek
- Cl. 2: Proposed On-going Program Area  
10 B South Shore False Creek
- Cl. 3: Loan to Wellington Society -  
Non-Profit Rental Project -  
Phase 2, Area 6, False Creek
- Cl. 4: False Creek - Community  
Facilities
- Cl. 5: Proposed Maritime Museum Expansion
- Cl. 6: City Land - First and Cassiar

Clauses 1 - 6 inclusive

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee, as contained in  
clauses 1, 2, 3, 4, 5 and 6 of this report be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Community Services  
(May 31, 1979)

The Council considered this report which contains five clauses  
identified as follows:

- Cl. 1: Hildon Hotel, 50 West  
Cordova Street
- Cl. 2: Carlton Hotel, 314 Cambie Street
- Cl. 3: Traveller's Hotel,  
57 West Cordova Street
- Cl. 4: Mental Patients Association -  
Fire By-law Enforcement
- Cl. 5: Spring Quarter 1979 Community  
Services Grants Report



STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee  
on Community Services  
(May 31, 1979) (Cont'd)

Clauses 1 - 4 inclusive

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee, as contained in  
clauses 1, 2, 3 and 4 of this report be approved.

- CARRIED UNANIMOUSLY

Spring Quarter 1979 Community  
Services Grants Report  
(Clause 5)

MOVED by Ald. Rankin,  
THAT recommendation 'A' of the Committee contained in this  
clause be deferred;

FURTHER THAT recommendations 'B', 'C' and 'D' of the Committee  
contained in this clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Transportation  
(May 31, 1979)

The Council considered this report which contains five clauses  
identified as follows:

- Cl. 1: Request to Reinstate Official  
Traffic Commission
- Cl. 2: Rapid Transit Project and  
Concerns of the Vancouver City  
Planning Commission
- Cl. 3: Transportation for the  
Handicapped
- Cl. 4: Adjustment of Bus Stops West  
Side of Oak Street Near  
49th Avenue
- Cl. 5: Bus Stop Request - North Side  
of Robson Near Beatty

Clauses 1 - 5 inclusive

MOVED by Ald. Kennedy,  
THAT the recommendations of the Committee, as contained in  
clauses 1, 2, 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 18

STANDING COMMITTEE REPORTS (Cont'd)

IV. Report of Standing Committee  
on Finance & Administration  
(May 31, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Fire Underwriters Survey -  
City of Vancouver - Fire Defences
- Cl. 2: "Firehouse Five" - Grant Request
- Cl. 3: Brock House Society -  
Grant Request
- Cl. 4: Automated Circulation for  
Vancouver Public Library and  
the Greater Vancouver Library  
Federation
- Cl. 5: Employee Newspaper -  
"The Town Crier"

Fire Underwriters Survey -  
City of Vancouver - Fire Defences  
(Clause 1)

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

"Firehouse Five" - Grant Request  
(Clause 2)

MOVED by Ald. Puil,

THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Brock House Society -  
Grant Request  
(Clause 3)

MOVED by Ald. Marzari,

THAT Council approve a grant to the Brock House Society of \$62,315 which will satisfy all of the landscaping requirements including development permit requirements.

- LOST (tie vote)  
NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Gerard, Puil and the Mayor opposed.)

MOVED by Ald. Puil,

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Regular Council, June 12, 1979 . . . . . 19

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee  
on Finance & Administration  
(May 31, 1979) (Cont'd)

Clauses 4 and 5

MOVED by Ald. Puil,  
THAT the recommendations of the Committee, as contained in  
clauses 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee  
on Planning & Development  
(May 31, 1979)

Grandview-Woodland Area Plan  
Part I: Grandview-Victoria  
(Single Family, Duplex and  
Conversion Areas)  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee, as contained in  
this clause be approved.

- CARRIED UNANIMOUSLY

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,  
SECONDED by Ald. Harcourt,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Engagement of the Bank of Montreal  
to endorse the memorandum of  
ownership on Debentures issued  
pursuant to By-laws 5256 and 5257

MOVED by Ald. Gerard,  
SECONDED by Ald. Bellamy,

THAT WHEREAS:

Section 248A of the Vancouver Charter authorizes the  
Council to engage a person to conduct business con-  
nected with the issue and servicing of Debentures;

Cont'd . . .

MOTIONS (Cont'd)

Engagement of the Bank of Montreal  
to endorse the memorandum of  
ownership on Debentures issued  
pursuant to By-laws 5256 and 5257 (Cont'd)

It is expedient to engage a person to endorse a memorandum of ownership on certain debentures to be issued pursuant to By-laws 5256 and 5257;

Bank of Montreal has agreed to endorse a memorandum of ownership on certain debentures to be issued pursuant to By-laws 5256 and 5257 in consideration of a fee not to exceed \$300.00;

THEREFORE BE IT RESOLVED that the Bank of Montreal be and is hereby engaged as the City's agent to endorse a memorandum of ownership on certain debentures to be issued pursuant to By-laws 5256 and 5257 in accordance with written instructions to be given by the Director of Finance of the City. The engagement to be for a period terminating on June 22, 1979.

BE IT FURTHER RESOLVED that the City of Vancouver agrees that Bank of Montreal shall not be liable for any loss or damage suffered or incurred by the City or any debenture holder as a result of their endorsing the memorandum of ownership on the said debentures in accordance with the instructions given by the Director of Finance.

BE IT FURTHER RESOLVED that employees of the Bank of Montreal, Main Branch, Ottawa, designated and authorized in writing by the Manager of the Branch as signing officers of the Bank for the purpose herein stated endorse the memorandum of ownership on the debentures; and the debentures shall be sufficiently endorsed if the signature of one of such employee appears together with the date of registration and the name and address of the registered owner.

BE IT FURTHER RESOLVED that the Director of Finance be authorized to agree with the Bank of Montreal as to the fee for their services.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

- B. Closing, Stopping Up and Consolidation  
(North 10 feet of Lots 357 to 364 and the  
South 10 feet of Lots 365 to 372, Town  
of Hastings, Plan 100)

MOVED by Ald. Bellamy,  
 SECONDED by Ald. Harcourt,

**THAT WHEREAS:**

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The North 10 feet of Lots 357 to 364 and the South 10 feet of Lots 365 to 372, all of Town of Hastings, Plan 100, have been established for lane purposes;
3. There is no further requirement for a lane between McGill Street and Eton Street from Renfrew Street to Nootka Street;
4. The City is also the owner of the said abutting Lots 357 to 372;

THEREFORE BE IT RESOLVED that the North 10 feet of Lots 357 to 364 and the South 10 feet of Lots 365 to 372, Town of Hastings, Plan 100 be closed, stopped up and consolidated with the abutting lands to form one parcel.

- CARRIED UNANIMOUSLY

- C. Closing, Stopping Up and Consolidation  
(Various Lanes and Land Parcels  
Adjacent to the P.N.E.)

MOVED by Ald. Bellamy,  
 SECONDED by Ald. Harcourt,

**THAT WHEREAS:**

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The lane North of Oxford Street between Cassiar Street and the lane East of Rupert Street is no longer required for lane purposes;
3. The City owns Subdivisions 10 to 33 of Lot 6, Town of Hastings Suburban Lands, Plan 2049 which abut this lane;
4. The City is desirous of creating 2 lots from the said abutting subdivisions 10 to 33 and adjacent lane.

Regular Council, June 12, 1979 . . . . . 22

MOTIONS (Cont'd)

Closing, Stopping Up and Consolidation  
(Various Lanes and Land Parcels  
Adjacent to the P.N.E.) (Cont'd)

THEREFORE be it resolved that all that portion of lane dedicated by the deposit of Plan 2049 lying between the southerly production of the westerly limit of Subdivision 10 of Lot 6, Town of Hastings Suburban Lands, Plan 2049 and the southerly production of the Easterly limit of Subdivision 17 be closed, stopped up and title taken thereto and consolidated with the abutting Subdivisions 10 to 17 and 26 to 33, said Lot 6 to form one parcel; and

BE IT FURTHER RESOLVED that that portion of lane dedicated by the deposit of Plan 2049 lying between the southerly production of the easterly limit of said Subdivision 17 and the southerly production of the easterly limit of Subdivision 21, said Lot 6, be closed, stopped up and title taken thereto and consolidated with the abutting Subdivisions 18 to 25, said Lot 6 to form one parcel.

The lane so closed is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., on 24th day of May, 1979, and marginally numbered LF 9129, a print of which is attached.

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up and Consolidation  
(Closing lane north and the lane south of  
28th Avenue, West of Alma Street)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Harcourt,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The lane abutting Lots 1 to 4 of Lot 1, and the lane abutting Lots 1 and 2 of Lot 4, all in Block 75, District Lot 2027, Plan 1501, are no longer required for lane purposes;
3. The owner of said Lots 1 to 4 of Lot 1 and said Lots 1 and 2 of Lot 4 has purchased these portions of lane in 1946 and 1955;
4. The consolidation of the closed lanes with the abutting lots was not done;
5. The closure of these lanes now requires a formal resolution of Council for Land Registry Office purposes.

Cont'd . . .

Regular Council, June 12, 1979 . . . . . 23

MOTIONS (Cont'd)

Closing, Stopping Up and Consolidation  
(Closing lane north and the lane south of  
28th Avenue, West of Alma Street) (Cont'd)

THEREFORE BE IT RESOLVED THAT all those portions of lane in Lots 1 and 4, Block 75, District Lot 2027, dedicated by the deposit of Plan 1501 shown outlined red on plan affirmed to by Irvine Jones, B.C.L.S., on the 27th of March, 1979, and marginally numbered LD 1698, a print of which is hereunto annexed, be closed, stopped up, and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the lanes so closed be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

E. Closing, Stopping Up and Consolidation  
(Closing and stopping up portion of lane  
abutting Lots 1, 2, 3, 6 and 7, Block 67,  
District Lot 301 (Lane east of Fraser  
Street at 18th Avenue))

MOVED by Ald. Bellamy,  
SECONDED by Ald. Harcourt,

THAT WHEREAS:

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver.
- (2) Proposed expansion of the Glad Tidings Temple facilities at 18th Avenue and Fraser Street requires the closure of the lanes abutting Lots 1, 2, 3, 6 and 7, Block 67, District Lot 301.
- (3) Glad Tidings Temple will dedicate a new lane outlet to 18th Avenue over the easterly portion of Lot 8, said Block 67.

THEREFORE BE IT RESOLVED THAT all that portion of lane in Block 67, District Lot 301, Plan 187 lying between the production northerly of the westerly limit of Lot 19 and the production northerly of the easterly limit of Lot 18, said Block 67, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 21, 1979 and marginally numbered LF 9037, a print of which is attached hereto be closed, stopped up; and

BE IT FURTHER RESOLVED THAT the following described portions of said Block 67 established for street and lane be closed and stopped up.

Cont'd . . .

Regular Council, June 12, 1979 . . . . . 24

MOTIONS (Cont'd)

Closing, Stopping Up and Consolidation  
(Closing and stopping up portion of lane  
abutting Lots 1, 2, 3, 6 and 7, Block 67,  
District Lot 301 (Lane east of Fraser  
Street at 18th Avenue)) (Cont'd)

The north half of Lot "B".

That part of the south half of Lot "B" included in Explanatory  
Plan 7368.

That part of Lot 6 included in Explanatory Plan 7369.

The south 7 feet of Lot 18 and the south 7 feet of Lot 19.

BE IT FURTHER RESOLVED THAT all the aforementioned streets and  
lanes now closed be conveyed to the abutting owner and sub-  
divided with abutting lands.

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane  
Purposes  
(A portion of Lot 26, Block 371,  
District Lot 562, Plan 991)

MOVED by Ald. Marzari,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of  
Vancouver for lane purposes land in the City of Vancouver, Province  
of British Columbia more particularly known and described as follows:

All that portion of Lot 26, Block 371, District Lot 526,  
Plan 991 described as follows:

Commencing at the southwesterly corner of said Lot 26;

Thence North, 10 feet, following in the easterly limit  
of said Lot 26;

Thence S 45°E, 14.14 feet, more or less, to intersection  
with the southerly limit of said Lot 26 at a point 10  
feet easterly from the southwesterly corner of said  
Lot 26;

Thence West, 10 feet, following in the southerly limit of  
said Lot 26 to the point of commencement.

The same as shown outlined red on plan prepared by  
A. Burhoe, B.C.L.S., dated July 27, 1978, and marginally  
numbered LF 8718, a print of which is attached hereto.

AND WHEREAS it is deemed expedient and in the public interest  
to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so  
conveyed be, and the same are hereby accepted and allocated for lane  
purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY



Regular Council, June 12, 1979 . . . . . 25

MOTIONS (Cont'd)

- G. Allocation of Land for Lane  
Purposes  
(North 2 feet of Lot 37,  
Block 5 District Lot 636,  
Plan 1902)
- 

MOVED by Ald. Marzari,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 37  
Block 5  
District Lot 636  
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- H. Allocation of Land for Lane  
Purposes  
(North 2 feet of Lot 38  
Block 5 District Lot 636  
Plan 1902)
- 

MOVED by Ald. Marzari,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 38  
Block 5  
District Lot 636  
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 26

MOTIONS (Cont'd)

- I. Allocation of Land for Lane  
Purposes  
(South 2 feet of Lot 23  
Block 5 District Lot 636  
Plan 1902)
- 

MOVED by Ald. Marzari,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 23  
Block 5  
District Lot 636  
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- J. Allocation of Land for Lane  
Purposes  
(North 2 feet of Lot 45  
Block 5 District Lot 636  
Plan 1902)
- 

MOVED by Ald. Marzari,  
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of  
Lot 45  
Block 5  
District Lot 636  
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 27

MOTIONS (Cont'd)

- K. Allocation of Land for Lane  
Purposes  
(North 2 feet of Lot 36  
Block 5 District Lot 636  
Plan 1902)
- 

MOVED by Ald. Puil,  
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of  
Lot 36  
Block 5  
District Lot 636  
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- L. Allocation of Land for Lane  
Purposes  
(North 2 feet of the portion of Lot "A",  
formerly Lot 42, Block 5, District Lot 636,  
Group One, New Westminster District,  
Plan 1902)
- 

MOVED by Ald. Puil,  
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner had conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

The North 2 feet of the portion of Lot "A", formerly Lot 42, Block 5, District Lot 636, Group One, New Westminster District, Plan 1902, the same as shown outlined in red on plan prepared by G. Girardin, B.C.L.S., dated May 15, 1979, and marginally numbered LF 9127, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 28

MOTIONS (Cont'd)

- M. Allocation of Land for Lane  
Purposes  
(A portion of Lot 9, Block 5,  
District Lot 636, Plan 1902)

MOVED by Ald. Puil,  
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 9, Block 5, District Lot 636,  
Plan 1902 described as follows:

Commencing at the southwesterly corner of said Lot 9;  
Thence S89° 39' 45" E, 33 feet more or less following  
in the southerly limit of said Lot 9 to the south-  
easterly corner of said Lot 9;

Thence North 2 feet following in the easterly limit of  
said Lot 9;

Thence N 89° 39' 45" W, 23 feet following in a line  
drawn parallel to the southerly limit of said Lot 9;

Thence N 44° 49' 50" W, 14.18 feet more or less to  
intersection with the westerly limit of said Lot 9  
at a point 12 feet northerly from the southwesterly  
corner of said Lot 9;

Thence South 12 feet following in the westerly limit  
of said Lot 9 to the point of commencement. The  
same as shown outlined red on a plan prepared by  
Noel E. Peters, B.C.L.S., dated May 8, 1979 and  
marginally numbered LF 9102, a print of which is hereunto  
annexed.

AND WHEREAS it is deemed expedient and in the public interest  
to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so  
conveyed be, and the same are hereby accepted and allocated for lane  
purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- N. Allocation of Land for Lane  
Purposes  
(East 25 feet of Lot 27A  
West ½ Block 6 District Lot 50  
Plan 1926)

MOVED by Ald. Puil,  
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

Cont'd . . .

Regular Council, June 12, 1979 . . . . . 29

MOTIONS (Cont'd)

Allocation of Land for Lane  
Purposes  
(East 25 feet of Lot 27A  
West  $\frac{1}{2}$  Block 6 District Lot 50  
Plan 1926) (Cont'd)

---

East 25 feet of  
Lot 27A  
West  $\frac{1}{2}$  Block 6  
District Lot 50  
Plan 1926

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

O. Allocation of Land for Road  
Purposes  
(A portion of Lot "A", Blocks 3 and 8,  
District Lot 184, Plan 10050)

---

MOVED by Ald. Puil,  
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot "A", Blocks 3 and 8, District Lot 184, Plan 10050 lying southeasterly from a line drawn parallel to and 7 feet perpendicularly distant northwesterly from the southeasterly limit of said Lot "A" and extending from the southwesterly limit to the northeasterly limit of said Lot "A", the same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated April 24, 1979, and marginally numbered LF 9067, a print of which is attached hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 30

MOTIONS (Cont'd)

P. Show Cause Hearing -  
Contravention of the Lords Day Act

MOVED by Ald. Rankin,  
SECONDED by Ald. Gerard,

BE IT RESOLVED THAT Shelmar Furniture Ltd. of 996 Homer Street, be requested to appear before Council at 3 p.m. on July 10, 1979 to show cause why its business license should not be suspended on the grounds that by opening for normal retail trade on November 5, 1978, November 12, 1978, March 18, 1979, March 25, 1979, April 1st, 1979 and April 8th, 1979, being Sundays, contrary to the Lords Day Act, it is committing an Act of gross misconduct in the operation of its business.

- CARRIED

(Aldermen Bellamy and Puil opposed)

1. Tunnel System -  
From End of 401 Highway to  
South Approaches to the  
Second Narrows Bridge

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,

THAT WHEREAS Cassiar Street is the connecting link between the end of Highway 401 and the Second Narrows Bridge;

AND WHEREAS Cassiar Street is now carrying double the capacity it was designed for;

AND WHEREAS the commuter traffic is using residential streets leading to and from Cassiar;

AND WHEREAS because of the steady increase in the volume of traffic and the hazards that are resulting from such traffic;

THEREFORE BE IT RESOLVED THAT City Council, either by letter or delegation, request the appropriate Ministry at the Provincial Government level to launch an immediate course of action that will lead to an early start of a tunnel system from the end of the 401 Highway to the South approaches to the Second Narrows Bridge as was suggested by the City Engineer at least eight years ago.

FURTHER THAT this project be placed in top priority due to the deteriorating traffic situation in the area as well as the possibility of the construction of "Multiplex" at the Pacific National Exhibition.

(Referred)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Kennedy,

THAT this Motion be referred to the Standing Committee on Transportation for consideration.

- CARRIED UNANIMOUSLY

Regular Council, June 12, 1979 . . . . . 31

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Rankin, Seconded by Alderman Marzari and recognized by the Chair.

1. Area Planning Office:  
Mt. Pleasant Area

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,

THAT City Council instruct the Director of Planning to prepare a plan and budget to open an area planning office in the Mt. Pleasant area to bring back to Council within one year a plan satisfactory to the citizens of Mt. Pleasant.

(Notice)

ENQUIRIES AND OTHER MATTERS

Disturbance of Neighbourhood  
by Noise during the early morning

Alderman Bellamy referred to the fact that should a neighbour complain to the Police Department of a disturbance caused by noisy neighbours during the early morning hours, the Police Department's reaction is to refuse to go out to the neighbourhood and to suggest to the complainant to bring the matter to the attention of the City's By-law Officer for action. He enquired what could be done to rectify this matter.

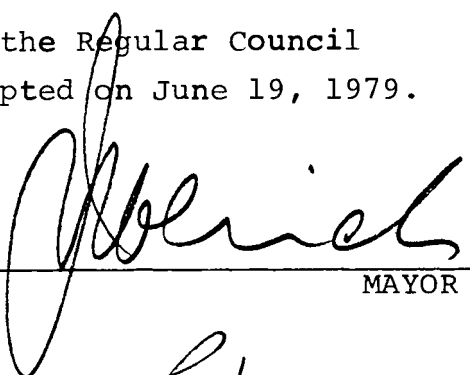
The Mayor requested Alderman Bellamy to submit a memorandum to him on this matter when he will investigate a possible solution.

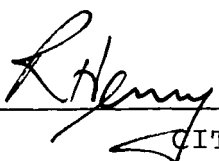
\* \* \* \* \*

The Council adjourned at approximately 6:35 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting of June 12, 1979, adopted on June 19, 1979.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

MANAGER'S REPORTDATE June 6, 1979

TO: Vancouver City Council  
SUBJECT: Detoxification Centre  
CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"I. PURPOSE

On May 29, 1979 City Council dealt with a Planning Department report on the Detoxification Centre development and heard local concerns regarding the proposal. At this meeting a land exchange proposed by Finning Tractor Company was also considered and Council resolved:

'THAT consideration of this matter be deferred for two weeks and in the meantime the Director of Planning be instructed to explore with Finning Tractor Company Ltd. the feasibility of the exchange of properties proposed by this company for report back to the June 12th meeting of Council.'

This report provides a preliminary assessment of the alternate location for the proposed Detoxification Centre and is based on discussions held between City staff, Provincial Government representatives and the Finning Tractor Company. The letter from the Finning Tractor Company and a map of the alternative site are outlined in Appendix I. The Manager's Report which was before Council on May 29, 1979 is attached as Appendix II.

II. DISCUSSION OF ALTERNATIVE SITE

The Finning Tractor Company have advised that they would be prepared to enter into negotiations with the City and the Provincial Government whereby an exchange of properties could be accomplished between the proposed site on Great Northern Way and a portion of a parcel of land presently owned by the company on Glen Drive immediately south of Terminal Avenue legally described as Lot 2 of Parcels H and I, District Lot 2037.

An inspection of the property indicates that it is a flat, crescent shaped vacant site comprising approximately 4.48 acres and zoned M-2. Glen Drive between Terminal Avenue to the north and Great Northern Way to the south is only partially opened but good access is present from Terminal Avenue to this property. A soil report commissioned by the Finning Tractor Company indicates that due to the poor bearing capacity of the soil, the use of pile construction would be required. The property could be easily serviced as water and sewer services are present in the Glen Drive right-of-way, however, a 200' portion of Glen Drive adjoining the site would require surfacing.

The surrounding area is vacant to the north and east while warehousing operations and the CNR shunting yards are located to the west and south respectively. A potential noise problem exists with the CNR yards where considerable rail car movement and associated noise occurs on a daily basis. This problem would require noise attenuation measures to be incorporated in the construction of a Detoxification facility on the property.

Apart from the planning aspects associated with the appropriateness of this site for development of a Detoxification Centre, the following other factors require consideration:

(a) Land Exchange Negotiations

The Finning Tractor Company have proposed an exchange for a portion of their Glen Drive site roughly equivalent to the city-owned Great Northern Way property. The Supervisor of Properties advises that it would require several months to finalize negotiations between the City and



the Finning Tractor Company regarding an agreed value for the two respective properties and to complete subdivision and registration in the Land Registry Office. To date only tentative discussions have been undertaken by Properties staff and Finning Tractor Company regarding price.

(b) Costs Incurred by B. C. Buildings Corporation

B.C.B.C., the Provincial Department developing the Detoxification Centre for operation by the Alcohol and Drug Commission indicate that they have committed in excess of \$100,000.00 over the past year in design and consultancy fees for the proposed centre on Great Northern Way and are unwilling to relocate unless so instructed by the Provincial Ministry of Health. A change of location to the Finning site would require redesign of the building which would take two to three months to complete.

B.C.B.C. have indicated that they are unwilling to pay these extra costs for redesign and are further concerned about an escalation of construction and materials cost if the project is delayed. It is noted that Finning Tractor is also unwilling to pay for these costs. Therefore, if Council approves the alternative site, the City could face payment of over \$100,000 in compensation payments to B.C.B.C.

(c) Attitude of the Alcohol and Drug Commission and Provincial Ministry of Health

Mr. Bert Hoskin of the Alcohol and Drug Commission was unwilling to attend a meeting to discuss the alternative proposal. However, in telephone discussions he stated that he is unprepared to move the location of the Detoxification Centre again. He has advised that if Council recommends the alternative site proposed by Finning Tractor he would recommend to the Ministry of Health the project be abandoned so that funds could be redirected where more urgently needed.

It is understood that Mr. Hoskin will be present when this matter is considered by Council.

V. CONCLUSIONS

The alternate site proposed by Finning Tractor Company does represent an alternative location for a Detoxification Centre to the City land on Great Northern Way. There may be some advantage primarily to Finning Tractor, in assembling a larger site on Great Northern Way for future industrial use. Otherwise it is not obvious what advantages, if any, exist for the Detoxification Centre on the Glen Drive site owned by Finning Tractor Company.

However, the major concern regarding the alternative proposed by Finning Tractor Company is one of timing. It has been noted that factors such as site preparation, property negotiation and project redesign would delay construction of a Detoxification Centre in Vancouver by a minimum of four to six months.

As well, the question of compensation to the B.C. Buildings Corporation for funds committed to date for facility design at the present Great Northern Way site will require lengthy negotiation to resolve. If Council decided to request the Province to relocate to the Finning Tractor property, it is probable that the City would have to compensate the B.C.B.C. for these costs.

The Director of Planning notes that the Detoxification Centre has been relocated once already, and that the Development Permit has been approved for the Great Northern Way site. Further, B.C.B.C., the developer, and the Alcohol and Drug Commission, the tenant, are unwilling to consider a further relocation. There are clear indications that further delay or changes at this point will result in the abandonment of the project.

- 3 -

In addition, the Director of Planning cannot describe any form of industrial development that could offer any improvements over the present Detoxification Centre proposal in terms of its impact on the area including the residential development to the southeast. Indeed, the present design proposed by the Province has gone to considerable lengths and extra costs in order to provide a compatible form of development.

On this basis, the Director of Planning believes it is inappropriate to pursue the property exchange for the relocation of the Detoxification Centre as proposed by Finning Tractor Company and recommends that Council reaffirm its previous approval of the present site on Great Northern Way.

VI. RECOMMENDATION

The Director of Planning recommends:

THAT City Council reaffirm its approval of the development of a Detoxification Centre on city-owned land on the north side of Great Northern Way at Prince Edward Avenue and instruct the Director of Planning to issue the development permit."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 257 :

MANAGER'S REPORT

DATE: April 9th, 1979

TO: Vancouver City Council

SUBJECT: License Fees for Concessions and Exhibitors  
During the Annual Pacific National Exhibition

CLASSIFICATION: Consideration

The Director of Permits and Licenses reports as follows:

"During the 17 days of our annual fair at the Pacific National Exhibition, there are approximately 350 retail businesses operating concession stands or exhibiting their products and taking orders. These businesses have never been required to obtain a City of Vancouver business license, but the License By-law does not exempt them.

The matter of licensing these concession stands and exhibitors has been under consideration for some time; there appear to be four approaches which could be considered, namely:

1. Each retail business obtain their own license at a fee of \$37.50. This fee applies throughout the City to any retail dealer who opens for business after July 31st and who does not pay business tax. I understand there may be as many as 350 retail businesses at the P.N.E. and the total fee would be in the order of \$13,125.00.
2. A flat fee of \$5,000.00 payable by the P.N.E. to cover the extra costs incurred by the City during the P.N.E. (the extra City costs include Health Inspectors and Fire Wardens being in attendance prior to and during the P.N.E. fair).
3. Classify the P.N.E. operation as a "Public Market" under the License By-law, with the P.N.E. paying a fee of \$100.00 per day. The annual fee would be approximately \$1700.00.
4. Amend the License By-law to exempt the concession stands and exhibitors from having to obtain a license. The Manager of the Pacific National Exhibition favours this alternative and points out that all operators are required to pay a rental to the P.N.E. based on the size of the stand or display area plus a percentage of gross sales. He feels this is a form of licensing and any additional fees would either reduce the P.N.E. revenue or place an additional financial burden on some of the small operators.

The matter of amending the License By-law to set a license fee for the retail concession stands and exhibitors during the P.N.E. or providing for their exemption is submitted to Council for consideration."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S)

267-8

MANAGER'S REPORT

Del. 3(ii)

Date April 11, 1979

291

TO: Vancouver City Council

SUBJECT: Application of Business Tax to Business Activities  
on the PNE Grounds

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

"On February 7, 1978, City Council passed the following motion:

'THAT it be City policy that business tax be imposed on currently exempt business premises on the PNE grounds at such time as the present leases expire or are renegotiated in other terms by mutual agreement of the parties, and the Director of Finance report to Council on this policy.'

The property previously leased by the PNE to Burrard Amusements Limited has now been leased, under a newly-written lease, to Conklin Shows Limited as a new operator. All parties to the new lease were aware of the possibility of the City imposing business tax on these premises at such time as a new lease might be in place.

The other enterprises that were under consideration, such as the Jockey Club operations, are not affected by this report, as to the best of our knowledge their leases have not changed.

The PNE was made aware that your staff would be recommending to Council that the Business Tax By-law be amended to allow the amusement park operations on the PNE grounds to be assessed for business tax purposes. They, therefore, retained Davis and Company to prepare arguments against such a change in the by-law and these arguments have been submitted to Council in the form of a letter from Davis and Company (See Appendix A).

I do not accept the PNE's arguments as valid and would comment on them as follows.

Section 1 of the PNE (Davis and Company) letter

In this section the PNE makes it apparent that if a business tax became payable by Conklin for the amusement park operations, the burden would actually be on the PNE because of the way the new lease is written, holding Conklin harmless from the imposition of a business tax by the City. This was apparently written by the parties in the full knowledge that business tax was a strong possibility.

Section 2 of the PNE submission

In this section the PNE states that the Conklin operations in various Canadian cities, including Toronto, Calgary and Edmonton, do not pay any business tax. I am not aware of the situation in Alberta, even though I believe it is the same as Ontario, but in Ontario there is no business tax and instead there is a differential mill rate, wherein commercial and industrial premises pay general purposes tax at a somewhat higher mill rate than do residential properties. This has the similar effect of the business tax in Vancouver. In point of fact, if the City had the power for differential mill rates, I would very quickly recommend that this method be used rather than our business tax method.

Section 3 of the PNE submission

In this section an effort is made to relate the land-use control question and the business tax question with respect to the amusement park. I believe that the two areas of concern are really quite unrelated and that each should be considered on its own merits.

Section 5 of the PNE submission

In this section the PNE raises the point that the grounds were originally made available to the City for public purposes and that it is only in recent times that the facilities have been considered in any sense to be a source of revenue to the City. It is true that the grounds were originally made available to the City for public purposes but it is also true that for a great many years many purely commercial operations have existed on those grounds.

Conclusion

In summary, the situation is as follows:

After the arbitration had been concluded the PNE came before Council and argued that Burrard Amusements ought not to be subject to business tax. Council agreed but made it clear that a new lessee would be subject to business tax. In full knowledge of the foregoing, the PNE paid several million dollars to buy out Burrard Amusements' interest and replace them with Conklin. I believe it can be fairly assumed that the PNE must have concluded that the total revenue or benefit to the PNE from the new lessee including the payment of business tax would be enhanced by the agreement with Conklin or it would be an imprudent business arrangement. Accordingly, any discussion of what the arbitrator decided and what was the situation on the evidence before him at that time is totally irrelevant.

In view of this I must recommend that:

THE Director of Legal Services bring forward the necessary Business Tax By-Law amendment to allow the amusement park operations on the PNE Grounds to be assessed for business tax purposes."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 267-8

MANAGER'S REPORTDATE May 25, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: SUMMARY REPORT - GRANVILLE STREET IMPROVEMENTS -  
NELSON STREET SOUTH TO GRANVILLE STREET BRIDGE

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

The attached report from your officials presents proposals for improvements to Granville Street from Nelson Street south to the Bridge, based on a report from Alan Clapp and Associates and discussions with the Granville Street Merchants. The report considers four general areas: A - Beautification, B - Building Improvements, C - Development and Restoration of Vacant Land, Empty Buildings and Old Hotels and D- Character and Quality of Business and Street Social Scene.

The recommendations as listed below are reasonably self-explanatory.

RECOMMENDATIONS

It is recommended that:

1. City Council approve an amount of \$15,000 which represents 50% of the cost of creating a small urban park on Bank of Montreal land located on the southwest corner of Granville and Davie. The recommended source of funds is the 1979 Supplementary Capital Budget.
2. Detailed street improvement plans be prepared for Granville Street from Nelson Street south to Granville Bridge on the basis of a \$450,000 budget as per the proposed timetable; and that once these details have been finalized, the City initiate a local improvement on the basis of a 2/3 property owners, 1/3 City share, with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.
- 3.a. Council approve the Granville Bridge and Granville Street median improvements in principle (estimated at \$200,000) with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.
  - b. If 3.a. is approved, that up to \$10,000 be approved from 1979 Supplementary Capital Budget (\$3,000 for a feasibility analysis and up to \$7,000 for a detailed design if necessary) to permit the City Engineer to carry out the detailed structural analysis for report back to Council regarding proposed bridge improvements.
4. The Mayor approach the Provincial and Federal Governments for a special grant in 1980 to assist in upgrading this key entranceway to Downtown Vancouver.
5. The Director of Social Planning, in consultation with the Superintendent of the Parks Board and the Supervisor of Properties examine the cost implications, possible funding sources and feasibility of developing the proposed Flagpole Park site for park purposes.
6. The Director of Permits and Licenses assign staff to co-ordinate development and building permit applications from Granville Street building owners.
7. The Director of Civic Buildings report to Council within six months on the future of the Continental Hotel, including its physical condition, landscaping and the Granville Street Consultant's proposals.

8. The Director of Legal Services prepare a Standards of Maintenance By-law for commercial premises; and that such a by-law be developed in conjunction with the Directors of Permits and Licenses and Planning for consideration by Council.
9. That the Director of Planning in consultation with the Director of Legal Services be instructed to make application to amend the Zoning and Development By-laws to provide that in all districts where retailing is now allowed either as an 'outright use' or allowed as a special use - subject to prior approval of the Director of Planning or the Development Permit Board as the case may be, that ... 'a retail store, selling or providing sex oriented products as a principal or primary use' - require the special approval of the Director of Planning or the Development Permit Board, as the case may be.

And, that the application by the Director of Planning for the above proposed amendments to the Zoning and Development By-law be referred to a Public Hearing.

10. The Director of Permits and Licenses in consultation with the Director of Legal Services and other appropriate civic officials, submit amendments to the City License By-laws to provide that for any retail store, selling or providing sex-oriented products as one of the, or as the principal use:
  - (a) the annual license fee be \$3,000
  - (b) the hours of business be restricted to Monday, Tuesday, Wednesday and Saturday 9 a.m. to 6 p.m.  
Thursday and Friday 9 a.m. to 9 p.m.
  - (c) the age of any clientele be restricted to over 18 years.

Further, that amendments be submitted for the License By-law to provide for the regulation, display of goods and appearance of the foregoing use classifications.

The City Manager RECOMMENDS approval of the above recommendations.

FOR COUNCIL ACTION SEE PAGE(S) 269

CITY MANAGER'S REPORT

June 8th, 1979

TO: Vancouver City Council

SUBJECT: Vancouver City Planning Commission  
- Goals Program - Request for Funds

CLASSIFICATION: Consideration

The City Manager reports as follows:

This report accompanies the Planning Commission's request for additional funds for the Goals Program. From a staff perspective, the Program offers the potential for a better understanding of citizen views of the City. The statistical surveys to be carried out as part of this program include many questions of specific interest to City Departments:

I have concluded that:

- (a) the Program is necessary to meet the Vancouver City Planning Commission's objectives as set out by Council
- (b) there has already been a significant community input to the program
- (c) there will be some direct benefit to City departments.

Approval of the request of the Vancouver City Planning Commission requires additional funding of \$21,340 from Contingency Reserve.

The City Manager submits the request for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 261



MANAGER'S REPORT, JUNE 8, 1979 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

296

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Police Patrol Boat  
Portable Radio Batteries  
Traffic Signal Controllers  
Supply of Traffic Signal Equipment  
Automobiles  
1/2 Track Tractor Loader & Tracks  
Extra Light Colored Wiping Rags  
Portland Cement

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Sign Kiosk on Granville Mall

The City Engineer reports as follows:

"An application has been received for an encroachment of a sign kiosk on Granville Mall adjacent to the Rogers Building at 470 Granville Street. The kiosk is intended to provide advertising space for the six retail merchants within the Rogers Building complex and also includes advertising space for community use.

Under the provisions of Schedule D of the Sign By-law, kiosk signs on Granville Mall may be permitted. This type of structure comprises an Encroachment on the street and the owner must therefore enter into an Encroachment Agreement protecting the City against possible liability and claims.

The structure is a pleasing design and the applicant explains that a critical element in the success of the proposal would involve the removal of existing miscellaneous signage and advertising. On this basis we would agree that the proposal has merit and would recommend its approval. Council should note that advertising on city streets by way of sandwich boards and similar signs do create a nuisance, however, this structure meets the requirements of the Sign By-law and the Encroachment By-law. There is ample room on Granville Mall at this location for both this structure and pedestrian traffic. In most cases in the City this would not be true.

The annual rental for this Encroachment as recommended by the Supervisor of Properties is \$225, subject to review every 2½ years.

I recommend that the proposed structure be approved subject to the following conditions

1. A detailed plan satisfactory to the City Engineer be provided by the applicant.
2. An Encroachment agreement be entered into by the owner of the Rogers Bldg. satisfactory to the City Engineer and the Director of Legal Services.
3. An annual charge of \$225 be established for the Encroachment as recommended by the Supervisor of Properties, subject to review every 2½ years."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

3. Tender -  
Side-Loading Refuse Collection Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on May 14, 1979, and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided in the Truck Replacement Account.

Only one bid was received and it meets all specifications.

The City Engineer and Purchasing Agent recommend acceptance of the only bid from F. & F. Equipment Ltd. for the supply and installation of four side-loading refuse packer bodies, Shu-Pak Model 109-33, at a total cost of \$146,648 (\$31,155 plus \$5,507 installation each) plus applicable 4% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

4. Cordova Street Extension from Granville Street to Howe Street

The City Engineer reports as follows:

"At its meeting of May 16, 1978, Council authorized design work on the Cordova Street extension from Granville Street to Howe Street. The cost of building the structure is estimated to be \$2 500 000. By their agreement with the City, Marathon, C.P.Rail and Project 200 Investments are to pay 46% of the cost. Funds for the City's portion are provided in the current Five-Year Capital Works Plan.

In February, 1979, the Federal-Provincial Urban Transportation Assistance Program (UTAP) came into force and may provide an additional source of money for this work. However, the City must apply for a contribution. If a contribution is granted, it would be subject to an agreement between the City and the Government of Canada.

I recommend that the City Engineer be authorized to apply for UTAP funding towards the cost of building Cordova Street Extension."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Purchase of Patterns for Gray Iron Casting

The City Engineer reports as follows:

"To obtain better quality control and lower prices through increased competition, the purchase of master wood patterns, plastic moulds and plastic patterns for ten Waterworks gray iron castings is required. The estimated cost is \$16 000.

Previously, on numerous occasions, castings such as valve box lids and manhole covers have not been interchangeable, have rocked in their frames or have had other dimensional problems sufficient to require replacement or rejection of the casting. Only through the City's ownership and control of the patterns for the castings can uniformity and quality be maintained.

The cost of castings has increased by an average of 42 percent between the 1976 and 1978 contracts. The \$16 000 pattern cost represents less than 13% of the value of the Waterworks gray iron casting purchased under the 1978 contract. By providing patterns for the 1979 contract we anticipate a significant reduction in the cost of gray iron casting, that will write-off the initial cost of the patterns within a few years. By providing patterns, foundries other than the three presently bidding will be able to offer bids, thereby increasing competition and decreasing prices.

I recommend that the above purchase of patterns be approved and that the necessary funds of \$16 000 be appropriated from Waterworks Capital Account No.128/7901, Short Notice Projects - Unappropriated."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (WORKS: A1 - 3)

# 6. Proposed Drainage Improvements in the Blenheim Flats Area

The City Engineer reports as follows:

"A proposal has been received from the Southdale Ratepayers' Association respecting improvements to the drainage facilities in this area.

These lands, located south of Marine Drive bordering on the Fraser River, are extremely flat. Drainage is a problem and is alleviated by a series of drainage ditches throughout the area. These ditches have two functions: to store the water and to convey it to the Fraser River. There it is discharged through floodgates which open at times of low tide emptying the water from the drainage ditches and automatically close again at high tide. During a combination of a severe rainstorm and a high tide these lands may become flooded.

This area is not served by a sanitary sewer or storm drains. The area is zoned as a limited agricultural district and many expensive homes are located throughout. The Ratepayers' Association wishes to leave this situation as it is but would like to make minor improvements in the drainage facilities. The land cannot be sub-divided or further developed until proper sewerage and drainage facilities are provided.

In 1973 a study was made to provide proper pumping facilities capable of handling a five year storm. Seven pumps would be required at a Capital cost of approximately \$130,000 at that time. Annual maintenance costs were estimated at \$53,000. The Association has made it quite clear that they do not wish improvements made to that extent. The City on the other hand would be reluctant to be a party to a drainage system of limited capacity - like the one proposed which still allows frequent, although greatly reduced, short term flooding. Therefore, the Engineering Department would take a neutral stand in the present proposal but would suggest that the City contribute towards the Capital cost in proportion to the extent of City-owned lands tributary to the drainage area. The Capital cost of the proposed installation is relatively low (approximately \$25,000) and the Ratepayers' Assoc. will bear this Capital cost subject to the City's contribution. The Ratepayers' Association is unable to pass on the maintenance costs to their members and the City cannot have a binding agreement with an association which may not be in existence some time in the future. Therefore, as a condition of the Ratepayers' group paying for and installing the system at no expense to the City except in proportion to the City lands owned, the Association proposed that the City accept the annual maintenance costs estimated to be approximately \$3,000. In addition, the City would provide a space for the pump installations and upon completion the ownership of the pumps and related facilities would be turned over to the City. The City would also arrange for the necessary approvals and permits required for the outfalls from the various senior governments. The City would agree to maintain the pumps in an operating condition and pay for the necessary power for the limited time of 10 years. After this time we would review whether or not the maintenance costs are reasonable or if a new and larger pump is required at that time, in which case the Association would be asked to finance a new installation.

The City does not wish to be in the position of supporting a sub-standard improvement. However, this proposal could be fitted into an overall scheme and thus could be considered as Phase I of a proper drainage scheme which may be constructed on a Local Improvement basis at some time in the future. The Association's proposal which they have made to their membership and to which they have agreement is as follows:

- a) The Association would finance and contract for the construction of a pump station at the foot of Blenheim St. at an estimated cost of approx. \$25,000. Of this amount, the City would be treated as a property owner and would share in this cost to the extent of its ownership of lands, therefore, the City would pay 15% of the Capital cost and would be billed for this amount on completion of the works.
- b) The City would provide a location for the pump and related facilities. These works would be turned over to the City upon completion.
- c) The City would agree to maintain the pumps in an operating condition and pay for the necessary power. This maintenance proviso would be for a period of 10 years and would be reviewed at the end of that time.
- d) The Association will have plans prepared by a Professional Engineer showing details of the proposed facilities to the satisfaction of the City Engineer.
- e) The City would arrange for the necessary approvals and permits for the outfalls.

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (WORKS: A1 - 4)

Clause No. 6 cont'd:

I recommend that:

1. The Southdale Ratepayers' Association be allowed to construct and pay for a drainage facility which is understood to be Phase I of a future pumping system.
2. The City accept the costs of the installation in the proportion to which it owns the land draining to the area. This proportion has been agreed as 15% or approximately \$4,000.
3. The City accept the annual maintenance costs of the pump facilities estimated to be \$3,000. This agreement would be for a period of ten years after which time the City has the option of removing the Works, or continuing to pay the maintenance costs until it becomes uneconomic to do so, or to ask the Association to finance a new and larger pump as a further phase of the drainage system.
4. The City will provide the location for the pumps and related facilities upon its lands and the ownership of the works would become the City's upon completion.
5. Details of the proposed facilities are to be prepared by a Professional Engineer at the Association's expense and are to be to the satisfaction of the City Engineer.
6. The City will arrange for the necessary senior government and other authorities' approvals for the outfalls.
7. The City's proportion of the Capital works is to be provided from Sewers Capital Account #011/5812 "Refurbish Pump Stations".

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 262

Manager's Report, June 8, 1979 . . . . . (BUILDING: A-4 - 1)

## BUILDING AND PLANNING MATTERS

### RECOMMENDATION

#### 1. Downtown-Eastside N.I.P. - Six-Month Progress Report

The Director of Planning reports as follows:

"On November 28, 1978, Council approved a revised Downtown-Eastside N.I.P. Implementation Stage Administration Budget which extended the program to December 31, 1979, and instructed the Director of Planning to provide a progress report in six months.

#### I. BACKGROUND

On September 28, 1976, Council approved the Downtown-Eastside N.I.P. Concept Plan and Land Use Policy Plan. The 3-year Implementation Stage will terminate in September, 1979.

The N.I.P. Concept Plan, which was amended on December 7, 1976, allocated funds for capital improvements as follows:

(a) Community Health Facilities	\$200,000
(b) Social-Recreational Community Facilities	130,000
(c) Japanese Community Facilities	150,000
(d) Public Open Space	95,000
(e) Projects Encouraging Employment	5,000
(f) Contingency	9,300
	<hr/>
	\$589,300
Previously allocated (Planning, tree planting, etc.)	95,700
Implementation Administration (total City funds)	70,000
"Freed-up funds" (resulting from change in cost-sharing for non-city-owned Japanese community facilities)	48,210
	<hr/>
TOTAL	\$803,210
	=====

The Land Use Policy Plan contained 14 policies designed to further the goal that 'the present mixed use character of the neighbourhood be retained and that improvements be geared to enhance the environment from a people-oriented perspective and that the residential component be maintained and encouraged.'

#### II. PROJECT STATUS

##### (a) Community Health Facilities

The Downtown-Eastside/Strathcona Health Facilities Advisory Committee, which includes representatives of the Downtown-Eastside and Strathcona communities, the City's Health, Social Planning and City Planning Departments, and local agencies, recognized that it lacked sufficient data on the health characteristics of the area to draw any conclusions about needed health services or facilities. The Advisory Committee enlisted the aid of a health planning consultant to prepare a report on the health characteristics of the area. Dr. Rita Bakan, the consultant, prepared the Report on Health Status of Census Tracts 57, 58, and 59. The report made two major recommendations:

- (1) The current delivery of health services by private practitioners and clinics should be augmented by outreach, home, and mobile unit services for more effective identification and treatment of at-risk individuals, in order to reduce the numbers of early deaths in the area, from respiratory and other diseases.
- (2) A study should be undertaken to determine the extent to which women in the area use existing health services and the factors that contribute to women's greater vulnerability to the fatal effects of cirrhosis of the liver. Health services that specifically focus on the health problems of women should be designed for the area.

Recently, the administrative status of the existing Clinic at 373 East Cordova Street was altered. Since its inception, most of the funding

Clause 1 continued

for the operation of the Downtown Community Health Society Clinic has been provided by the Province of British Columbia, through the Ministry of Health. On January 5, 1979 the Ministry withdrew funding from the Clinic's homemaker services, citing a number of problems within the Society. Subsequently, the Minister of Health, noting continuing problems, requested the City of Vancouver to assume the responsibility for the operation of the Clinic on a temporary basis. On March 13, 1979, Council approved the recommendation of the Acting Medical Health Officer to accept responsibility for the operation of clinical services formerly provided by the Downtown Community Health Society.

The Minister of Health, in asking the City to assume this responsibility, has said that after a period of development of services which will deal effectively with the very large health problems known to exist in this area, and stabilization of those services, it is his preference to have a new society with local agency and citizen representation assume responsibility for this clinical operation.

The findings of the Health Status Report, and the recent administrative changes at the Downtown Community Health Clinic call for a re-evaluation of the planning strategy to secure improved health facilities for the Downtown-Eastside and Strathcona area.

In view of the declining population trend and the demonstrated need to target the delivery of health services to the high-risk population through an expanded outreach service, the large capital expenditure required to construct a new clinic in the Downtown-Eastside is not justified. The consensus of opinion among health professionals is that a new facility is not required to meet the health care needs of the area population, but that this goal can be better achieved by improving health programs and developing outreach services. Nevertheless, the Downtown Community Health Clinic, the centre of the health service system in the Downtown-Eastside, continues to experience difficulties with respect to space and tenure while serving an increasingly expanding clientele.

On May 9, 1979, members of the City Planning, Health, Social Planning and Civic Buildings Departments, and Dr. John Smith, Director of the Bureau of Special Health Services, B. C. Ministry of Health, met to discuss the advisability of a joint effort by the City and the Province to acquire a more permanent facility for the health clinic at this time. The conclusion of that meeting was that immediate steps were required to secure more adequate and secure space for the clinic operations, including the much-needed outreach services. It was determined that the acquisition and renovation of an existing building(s) was the more cost-effective route, and from a timing point of view, could meet the project commitment deadline of September for use of N.I.P. funds.

Officials from the various civic departments have, therefore, begun documenting the space requirements for the health services intended for the new clinic; they are surveying buildings in the area which could be available for purchase and renovation, and are determining the costs of such action. A staff report on this matter will be prepared for Council consideration, and will include recommendations on the disposition of the lands at 412 - 420 East Cordova Street which were purchased with N.I.P. funds as a possible clinic site.

(b) Social-Recreational Community Facilities

Several possible projects have been considered for funding within this category. On November 28, 1978, Council approved an appropriation of \$1,000 for the repair and renovation of the swimming/wading pool of the Franciscan Sisters of the Atonement Daycare at 385 East Cordova Street. The most recent proposal has been from the St. James Social Service Society for a cafeteria and dining room for residents of the Victory Hotel at 391 Powell Street. However, because the balance of \$129,000 allocated under this general category may be required to be re-allocated for the higher priority improved health services facilities, analysis of this proposal has been held in abeyance for approximately one month until conclusions are drawn regarding the health services issue.

Clause 1 continued

(c) Japanese Community Facilities

On March 7, 1978, Council approved the appropriation of \$50,000 N.I.P. funds for the renovation of the Japanese Language School at 475 Alexander Street. In addition to the N.I.P. funds, the School raised approximately \$16,000 for further renovation work. This project is near completion. On November 28, 1978, Council approved the appropriation of \$100,000 N.I.P. funds for the construction of the gymnasium portion of the new Buddhist Church complex at 220 Jackson Street. In addition to the N.I.P. funds, the Buddhist Church raised approximately \$700,000 for the total project. Construction is well underway, with completion scheduled for this summer.

(d) Public Open Space

Oppenheimer Park was substantially upgraded in 1977; the total cost of the project was \$125,580, funded by the N.I.P. appropriation of \$75,000, and a Parks Board contribution of \$50,580. Cost estimates are now being carried out to utilize the remaining \$20,000 in this category for street trees in the areas of high pedestrian usage.

(e) Projects Encouraging Employment

On December 12, 1978, Council approved the appropriation of two small projects in this category. D.E.C.A. Services Society received a grant of \$2,260 for the purchase of tools and equipment to assist their efforts in providing carpentry and construction work for unemployed local residents. The Door is Open received a grant of \$945.00 to purchase carpentry and leatherworking tools to assist their efforts in helping local residents to acquire manual skills and the confidence needed for full-time employment.

(f) 'Freed-up' funds - Powell Street Commercial Beautification

More detailed implementation analysis on the Japanese Community Facilities projects resulted in an alteration of the cost-sharing arrangements for these improvements, which, in turn, resulted in Federal-Provincial funds totalling \$48,210 being 'freed-up'. In order to take advantage of these funds for the Downtown-Eastside area, the City would have to provide \$16,065 matching funds. The source of these matching funds could be from Unallocated City N.I.P. Funds.

Planning and Engineering Department staff have begun preliminary design and estimate procedures to determine the feasibility of a minor upgrading and beautification of the commercial core area of Powell Street, known for many years as Japantown, and which continues to be the focus for much of the local day-to-day shopping for area residents. Meetings will be held with local merchants and owners soon, and a report to Council on this matter would be presented later in the summer.

III. LAND USE CONCEPT PLAN/CD-1 ZONING BY-LAW

The Oppenheimer Area Planning Committee and City Planning Department staff have completed a review of the policies in the Land Use Concept Plan and an analysis of the effects of development permit activity under the existing CD-1 District Schedule. A number of alternative proposals for a revised zoning schedule have been examined. It has been determined that further study and analysis is required of the areas immediately surrounding the CD-1 zoned area, and to consider the whole area in a more comprehensive manner. City Planning Department staff will be carrying out this analysis during the summer and early Fall, and anticipate presenting to Council a draft Development Plan for the area by the end of the year.

IV. MAJOR DEVELOPMENTS

- (a) Remand Centre. Upon the advice of City Council, the Director of Planning approved a development permit application by the Province to construct a seven-storey Remand Centre with offices, holding cells, and ancillary restaurant facilities at 275 East Cordova.

Clause 1 continued

- (b) Rezoning Application for Hotel/Commercial Complex at Hastings/Gore. On September 29, 1978 a rezoning application was filed for a commercial complex with retail shops on the first floor, restaurants, hotel-apartments and office. On March 26, 1979, the applicants requested a postponement of processing this application to allow them to complete a study model of the project.

V. HOUSING

(a) Downtown Housing Implementation Committee

In October, 1978, City Council established a Staff Downtown Housing Implementation Committee to, generally, assess the current situation regarding residential hotels and rooming houses in the Downtown core and propose an implementable housing policy and program to ensure improved living conditions, to include an upgrading of current levels of by-law enforcement and possible capital and rent subsidy programs. Council considered the First Quarterly Report of the Committee on April 10, 1979, and amongst the many far-reaching recommendations adopted, the Committee was instructed to include the following information in their next Quarterly Report:

- (1) A progress report on inspections of residential hotels and rooming houses;
- (2) A proposed "Housing Standards for Older Multiple Residential Buildings By-law";
- (3) A progress report on the Canada Works Paint-up, Clean-up programs for selected residential hotels and rooming houses should it be approved;
- (4) A discussion of zoning and development proposals pertaining to vacant and partially used building in Area 1 of the Core Area;
- (5) An examination of social service needs of permanent residents in residential hotels and rooming houses.

Another recommendation adopted stated that 'Council encourage as a priority the construction this year of at least 100 new bachelor dwelling units in the Downtown Core area and that more than 100 units per year be constructed, if possible.' With respect to this recommendation, City Planning Department staff have been working with the Greater Vancouver Housing Corporation who have shown considerable interest in developing housing at the City-owned 412 - 420 East Cordova Street site. The proposal was given unanimous support at a presentation to the G.V.R.D. Housing Committee and the G.V.H.C. Board of Director's meeting on April 19, 1979. The proposal has been forwarded to the G.V.R.D. Board of Directors for consideration at their May 30th meeting.

(b) Residential Rehabilitation Assistance Program (R.R.A.P.)

Most of the housing units in the Downtown-Eastside are contained in privately-owned hotels and rooming houses. Although many of these buildings require extensive rehabilitation, the assistance available under the R.R.A.P. program has been limited.

Over the past year, efforts to improve the assistance available have continued. In June 1978, the Federal Government increased the loan funding available from \$1,000 per rooming house unit to \$4,000 per unit. However, the grant available of \$500 remained unchanged. In March 1979, the Federal Bill C-29, which amended the National Housing Act, removed the \$500 limit on grant assistance. To date, however, a new grant figure has yet to be announced. As a result, R.R.A.P. activity in the Downtown-Eastside remains minimal.

One of the recommendations of First Quarterly Report of the Downtown Housing Implementation Committee, referred to above, was that 'the City of Vancouver approach the Federal Government with a proposal to revise the guidelines and increase funding available to the R.R.A.P. program with the objective of making the program more attractive.'



Manager's Report, June 8, 1979 . . . . . (BUILDING: A-4 - 5)

Clause 1 continued

It is hoped that the continued efforts of this Committee and the City's R.R.A.P. Administration staff will result in a more extensive utilization of R.R.A.P. funding in the Downtown-Eastside area.

Following is a summary of R.R.A.P. applications processed in the Downtown-Eastside area to date:

DOWNTOWN-EASTSIDE STATISTICS

COMMITMENTS

		<u>Applications</u>	<u>Units</u>	<u>Grants</u>	<u>Loans</u>	<u>Total</u>
1976	Homeowner	2	2	\$ 3,750	\$ 3,750	\$ 7,000
	Landlord	3	48	178,750	296,225	474,975
1977	Homeowner	1	1	3,750	2,250	6,000
	Landlord	1	2	7,500	12,500	20,000
1978	Homeowner	2	2	1,975	10,000	11,975
	Landlord	2	13	46,250	68,700	114,950
1979	-----	-----	NIL	-----	-----	-----

PENDING (currently - April 30, 1979)

Homeowner	2	2	6,200
Landlord	1	2	8,800

TOTALS (1976 - 1979) - COMMITMENTS

Homeowner	5	5	24,975
Landlord	6	63	609,925

VI. OPPENHEIMER AREA PLANNING COMMITTEE

The Oppenheimer Area Planning Committee continues to meet every two weeks and is the focus of citizen involvement for this program.

VII. RECOMMENDATION

The Director of Planning submits the foregoing six-month progress report for the information of City Council and recommends:

- A. THAT City Council submit the Downtown-Eastside N.I.P. Six-Month Progress Report to the Federal and Provincial Governments for information;
- B. THAT City Council endorse the investigative procedures outlined in this report regarding health facilities improvement and instruct the City Planning, Health, Social Planning and Civic Buildings Departments and the Supervisor of Properties to report back by the end of June with recommendations for appropriate City actions, including sources of funding."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Exterior Alterations to Hotel Vancouver

The Director of Permits and Licenses reports as follows:

"In March 1976, Council designated the Hotel Vancouver as as Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior of the building may be carried out without Council's approval.

Clause 2 continued

The proposed upgrading of fire safety requirements under the Vancouver Fire By-law and the Provincial Fire Marshal Act will involve the exterior walls in that a new double exit door will be provided on Hornby Street, the existing single exit blocked up and a window will be relocated. On Georgia Street, the main entrance steps will be relocated closer to the street and an air intake grill will be required near the Burrard Street corner. The Vancouver Heritage Advisory Committee recommended approval of the exterior alterations at its meeting on May 14, 1979.

No building permit application has been made so far but the plans have been reviewed and, subject to minor changes required to the interior renovations, a permit could be issued on receipt of these revisions, subject to Council approval.

RECOMMENDATION

The Director of Permits and Licenses recommends:

THAT Council approve the exterior alterations to the Hotel Vancouver as described in this report, so that a Building Permit may be issued on receipt of a suitable application."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

3. Riley Park and Grandview-Woodland N.I.P. -  
Bus Shelters

The Director of Planning and the City Engineer report as follows:

"On July 26, 1977 City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$210,000.00 for improvements to local streets and circulation. The Plan also recommended the placement of commercial bus shelters in the neighbourhood wherever possible. The purpose of this report is to recommend the appropriation of a portion of these funds to accommodate the installation of two commercial bus shelters and the relocation of two existing City bus shelters.

Over the past two years the City Engineering and Planning Departments have defined a number of possible sites for commercial bus shelters in the Riley Park Neighbourhood. One of these commercial shelters has now been installed on Main Street at 25th Avenue (east side) and an additional shelter is planned to be located on Main Street at 18th Avenue (west side). Two additional commercial shelters have also been proposed on Main Street at 33rd Avenue (both sides) replacing two existing City shelters, one of which presently is in poor condition. These locations have been confirmed with the commercial bus shelter company and as per their agreement with the City, the commercial bus shelter company will be responsible for the original installation costs of the new shelters as well as all maintenance and other ongoing costs.

However, at this time it is proposed that the two existing City bus shelters at Main/33rd Avenue be relocated to allow for the installation of the new commercial shelters. The proposed relocation and rehabilitation costs for the two City shelters are as follows:

- (a) One is proposed to be relocated on Main Street at 23rd Avenue (east side). Relocation and rehabilitation costs are estimated to be \$1,600.
- (b) One is proposed to be relocated to a pre-determined site in the Grandview-Woodland Neighbourhood on the following basis:
  - i) Riley Park N.I.P. will fund the removal and related site costs in the community, estimated to be \$400.00;

Clause 3 continued

- ii) Grandview-Woodland N.I.P. will fund the relocation and rehabilitation costs in that community estimated to be \$1000.00.

The total costs for Riley Park N.I.P. therefore is to be \$2,000.00. This project requires the alternative N.I.P. cost sharing formula for utilities whereby the City share is 62.5%.

The Concept Plan of July 12, 1977 for the Grandview-Woodland Neighbourhood Improvement Program included an allocation of \$35,000.00 for the installation of City bus shelters in locations where, under the system of normal City priorities, they would not be provided.

While many locations given a high priority by the community have received commercial bus shelters some desirable locations remain at the mercy of the Vancouver weather. The Grandview-Woodland N.I.P. Committee therefore recommends the expenditure outlined above in order to take advantage of the availability of this used City shelter. The Committee would support further relocation projects funded in a similar manner if these can be arranged.

The Director of Planning and City Engineer therefore recommend:

- (A) THAT Council approve an expenditure not to exceed \$2,000.00 to be appropriated from the Riley Park N.I.P. Services/Utilities Budget Account #898/9414 to relocate and rehabilitate City bus shelters in the Riley Park N.I.P. area with costs to be shared as follows:

C.M.H.C.	(25% of total)	\$ 500.00
Province of B.C.	(12.5% of total)	\$ 250.00
City of Vancouver	(62.5% of total)	\$1,250.00

- (B) THAT Council approve an expenditure not to exceed \$1,000.00 to be appropriated from the Grandview-Woodland N.I.P. Service/Utilities Account #898/9407 to relocate and rehabilitate a City bus shelter in the Grandview-Woodland N.I.P. area with costs to be shared as follows:

C.M.H.C.	(25% of total)	\$250.00
Province of B.C.	(12.5% of total)	\$125.00
City of Vancouver	(62.5% of total)	\$625.00"

The City Manager RECOMMENDS that the above recommendations of the Director of Planning and the City Engineer be approved.

INFORMATION4. 2655 East Pender Street - By-law Infraction

Mrs. Enza Borrino has requested to appear before Council as a delegation with respect to a violation of the Zoning and Development By-law.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District where the maximum floor space ratio permitted is 0.60.

The By-law states in part that all floors having a ceiling height of 4', including earth floors, both above and below ground level is to be included in calculating floor space ratio. Floor space ratio is the figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.

Our records show that Development Permit No. 81664 was issued to erect a two storey one family dwelling with a crawl space. The original plan indicated that the floor space ratio being provided was 0.52. This did not include the crawl space as only a 2' 6" to 3' ceiling height was shown on the plan.

Manager's Report, June 8, 1979 . . . . . (BUILDING: A-4 - 8)

Clause 4 continued

Our Inspection Services reported that a complete basement had been installed and a "STOP WORK" card was posted. A second Building Permit was issued to alter the building to provide a cellar of a maximum area of 500 sq. ft. with the condition that the balance of the cellar was to be filled as per the original Building Permit. With the addition of the 500 sq. ft., the floor space ratio came up to 0.596. The building was completed and occupied but the balance of the cellar was never filled in and now has been converted into a complete basement. This makes the floor space ratio of the building 0.76, which is 932 sq. ft. over the maximum permissible.

Normal enforcement action was commenced and the owner has made an application to the Board of Variance requesting a relaxation of the Zoning and Development By-law. This appeal will be heard by the Board of Variance on June 13, 1979".

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

5. 2665 Point Grey Road - D.P.A. No. 84128

The Director of Planning reports as follows:

"Development Permit Application No. 84128 has been filed by Mr. John Keith-King to convert the existing dwelling in this RT-2 District, to provide one (1) additional dwelling unit on the first storey.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate interior alterations to the first storey to provide one (1) dwelling unit. The submitted drawings further indicate the provision of four off-street parking spaces on the site.

Development Permit No. 81670, dated September 18, 1978, permitted alterations to convert the building into two dwelling units (one on the second floor and one on the upper floor).

The Director of Planning is prepared to approve Development Permit Application No. 84128, but before issuing it, is referring it to City Council for information, in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

6. Strata Title Conversion Application -  
8622 Selkirk Street

The Director of Planning reports as follows:

"An application has been received from Mrs. Gail M. Bawden, tenant-in-common of 8622 Selkirk Street (Lots 12 and 13, Block D, D.L. 318, Group 1, N.W.D. Plan 1903), to convert this existing 15 unit apartment building to strata title ownership.

Clause 6 continuedSite Description

The site is zoned RM-3A Multiple Dwelling District and an apartment building is an outright approval use. The building on the site was approved as a 14 unit apartment building in September, 1956 under Development Permit No. 565. In October 1967, Development Permit No. 42788 was issued, permitting an additional dwelling unit in the basement for a limited period of 15 years expiring November 30, 1982.

The temporary nature of this basement suite was a major problem in the consideration of this strata application. Strata titling of any residential or commercial unit would provide a permanent, separate title to that unit, however, it was possible that the approval granted under Development Permit #42788 might expire without reapproval leaving the strata lot with no residential use. The applicant was advised that the Director of Planning could not support strata titling of this basement unit and that the applicant should attempt to have the unit made permanent or incorporate it into one of the other strata lots.

As one of the 15 tenants-in-common was occupying the basement unit in question on the basis that he would own the unit once it was strata titled, the applicant undertook to have the unit permanently approved. Development Permit Application No. 84028 was submitted on May 2, 1979 to retain this basement dwelling unit. The Development Permit was approved and issued on May 24, 1979, "permitting the retention of the existing dwelling unit, located in the easterly portion of the basement for the life of this specifically designed apartment building".

The site has a frontage along Selkirk Avenue of 20.120 m (66 feet) and a depth of 50.600 m (166 feet) for a total site area of 1018.070 m<sup>2</sup> (10,956 square feet). See Appendix 'A' for the site plan.

Applicant's Submission

The applicant has submitted the following information:

1. Plan of the 15 unit apartment building;
2. Written statements from each tenant-in-common agreeing to the proposed conversion;
3. Eight of the apartment units are occupied by tenants. A written statement has been submitted from each tenant stating that they do not oppose this conversion;
4. Building Inspection Report from Barry A. Smith, Architect (See Appendix 'B').

Director of Permits and Licenses

With regard to the condition of the building, the Director of Permits and Licenses reports that electrical, plumbing and gas installations are satisfactory but some work must be carried out prior to final approval in order for the building to comply with the Building By-law.

See Appendix 'C' for the list of work which must be carried out.

Director of Social Planning

With regard to the occupancy of the building, the Director of Social Planning reports as follows:

"the Social Planning Department has no objections to the Strata Title Conversion application for 8622 Selkirk Street."

Manager's Report, June 8, 1979 . . . . . (BUILDING: A-4 - 10)

Clause 6 continued

RECOMMENDATION: The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the premises at 8622 Selkirk Street (Lots 12 and 13, Block D, D.L. 318, Group 1, N.W.D., Plan 1903) to Strata Title Ownership consisting of 15 strata lots, subject to the following condition:

- a) That a Certificate of Approval (Form 10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Champlain Heights - Enclave 14 -  
Conditions and Standards of Development

The Project Manager for Champlain Heights Development Group reports as follows:

"Introduction

The purpose of this report is to propose an amendment to Council's resolution of June 14th 1976, concerning the Conditions and Standards for development for Enclave 14, Champlain Heights - specifically site coverage.

Background

On 12th December 1978, Council agreed to the sub-division of Enclave 14 and to the leasing of approximately two acres of the enclave to the Royal Arch Masons for the construction of a 130 bed Personal and Intermediate Care Facility.

On 4th January 1979, application for Development Permit approval (DPA No. 83014) was filed by Kenneth Lee (Architect) on behalf of the Society of Royal Arch Masons of British Columbia to construct a 3 storey and basement development containing 130 bed Personal and Intermediate care facility on Champlain Heights, Enclave 14 - southern portion.

At a Public Hearing held on June 14th 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of apartments (senior citizens housing), personal care, and/or private hospital (excluding operating facilities). A resolution of Council when dealing with the rezoning restricted the site coverage to 35%.

The development as proposed would have a site coverage of 47% - in all other aspects the development proposed conforms to the required or is less than the maximum allowable conditions of development.

The Director of Planning, after receiving advice from the Urban Design Panel and other authorities has approved this Development Permit Application subject to a number of conditions, including that, prior to the issuance of the Development Permit, a report be submitted to Council to amend the maximum site coverage to permit 47% in lieu of the previously approved 35%.

The Project Manager recommends:

THAT Council amend its previous resolution of June 24th 1976, to permit a site coverage of 47% in lieu of 35%."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

8. Champlain Heights Enclave 2 -  
Conditions and Standards of Development

The Champlain Heights Project Manager reports as follows:

"Introduction

The purpose of this report is to propose an amendment to Council's Resolution of June 14th 1976, concerning the Conditions and Standards of Development for Enclave 2, Champlain Heights - specifically site coverage.

Background

Development Permit Application No. 83903 has been filed by Fred Collins, Architects, for Solar West Ltd. to construct 94 townhouse dwellings on Champlain Heights, Enclave 2 (Lot 11, Block A, D.L. 335, Plan 16639).

At a Public Hearing held on June 14th 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of townhouses. A resolution of Council when dealing with the rezoning restricted the site coverage to 33%.

The development as proposed would have a site coverage of 40%. The number of residential units proposed is 94. Enclave 2 is the Residential Energy Conservation Demonstration Project. The additional site coverage is largely explained by the objective to take advantage of some passive solar heat gains during the day. This has resulted in a double loaded roadway system to expose homes to as much sunlight as possible. In view of the energy conservation aspects of this project, the Director of Planning and the Champlain Heights Project Manager support an increase in the maximum site coverage.

The Director of Planning, after receiving advice from the Urban Design Panel has approved this Development Permit Application subject to a number of conditions including that prior to the issuance of the Development Permit, a report be submitted to Council to amend the maximum site coverage to permit 40% in lieu of the previously approved 33%.

The Champlain Heights Project Manager recommends that Council amend its previous resolution of June 24th 1976, to permit a site coverage of 40% in lieu of 33%."

The City Manager RECOMMENDS that the recommendation of the Champlain Heights Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 262 | 3

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds) April 1979

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of April 1979.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Apr. 2	Bank of Montreal	Apr. 3/79	\$ 997,581.96	\$ 997,267.75	1	11.50
2	Bank of Montreal	Apr. 3/79	1,000,219.18	1,000,000.00	1	8.00
3	Banque Canadienne Nationale	Apr. 10/79	751,546.23	750,000.00	7	10.75
4	Toronto Dominion Bank	Aug. 15/79	1,040,883.84	1,000,000.00	133	11.22
6	Banque Canadienne Nationale	Apr. 9/79	500,380.14	500,000.00	3	9.25
9	Banque Canadienne Nationale	Apr. 16/79	1,002,061.64	1,000,000.00	7	10.75
10	Toronto Dominion Bank	Aug. 15/79	1,558,767.95	1,500,000.00	127	11.26
12	Bank of Nova Scotia	Aug. 15/79	2,077,191.78	2,000,000.00	125	11.27
17	Bank of British Columbia	Aug. 15/79	1,037,282.19	1,000,000.00	120	11.34
18	Vancouver City Savings Credit Union	Aug. 15/79	2,592,510.27	2,500,000.00	119	11.35
18	Toronto Dominion Bank	Sept. 14/79	1,045,924.66	1,000,000.00	149	11.25
18	Banque Canadienne Nationale	Apr. 20/79	2,001,178.08	2,000,000.00	2	10.75
20	Banque Canadienne Nationale	Apr. 24/79	2,001,917.81	2,000,000.00	4	8.75
20	Banque Canadienne Nationale	Apr. 25/79	700,839.04	700,000.00	5	8.75
24	Banque Canadienne Nationale	Apr. 25/79	3,501,102.74	3,500,000.00	1	11.50
25	Canadian Imperial Bank of Commerce	May 1/79	1,980,823.39	1,977,248.10	6	11.00
25	Canadian Imperial Bank of Commerce	Sept. 14/79	3,130,717.81	3,000,000.00	142	11.20
30	Vancouver City Savings Credit Union	May 8/79	1,002,476.71	1,000,000.00	8	11.30
30	Bank of Montreal	May 17/79	2,000,000.00	1,989,529.08	17	11.30
			29,923,405.42	29,414,044.93		

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Chartered Bank Deposit Receipts and Government Notes

Apr. 2	Bank of Montreal	June 5/79	\$ 3,568,856.99	\$ 3,500,000.00	64	11.22
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Clause No. 1 cont'd:

3. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Apr. 9	City of Vancouver 6.00%	June 15/80	\$ 1,000.00	95.15	\$ 951.50	1/2	10.4
11	City of Vancouver 8.00%	Apr. 2/93	6,000.00	82.50	4,950.00	14/-	10.4
			<u>7,000.00</u>		<u>5,901.50</u>		
							<u>Days</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>							
Apr. 30	Bank of Montreal	May 31/79	\$ 6,562,382.19		\$ 6,500,000.00	31	11.3
			<u>\$ 6,569,382.19</u>		<u>\$ 6,505,901.50</u>		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT APRIL 30, 1979

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$ 68,025,287.24</u>	<u>\$ 65,437,550.28"</u>

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Community Facilities - Champlain Heights

The Champlain Heights Project Manager and the Director of Finance report as follows:

" PURPOSE:

The purpose of this report is to recommend funding for the Champlain Heights Community facilities.

BACKGROUND:

During preparation of the 1979 Supplementary Capital Budget, funding for community recreational facilities in Champlain Heights was listed as a potential project.

This project has been approved in principle by Council and the Vancouver Parks Board.

Following discussions with the Director of Finance, it was concluded that this project could be funded out of money generated through the Municipal Incentive Grant program. This program provided the City with a grant for new housing produced within certain density and price limitations as set out by CMHC and the Province.

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (FINANCE: A7-3)

Clause No. 2 cont'd:

Guidelines for use of the grant funds were fairly flexible - generally they were to be used for encouraging modest housing and providing support facilities in developing areas.

The Champlain Heights centre is a \$2M project involving a variety of sport and social facilities. This centre is to be built on a 28 acre site which will also be developed with shops, offices, parks and playfields. The site can also accommodate schools, a pool and an ice rink should demand necessitate these facilities.

A full account of the facilities was presented most recently in a report to Council May 15th requesting authority to go to a public hearing to rezone the site.

Details of the proposed recreational and community facilities including a preliminary analysis of operating costs was presented to the Finance Committee February 22, 1979 and to Council March 6, 1979.

Design for the first phase is well advanced and construction could start as early as September of this year.

The total cost of the Community Recreational Facilities and related park development work is \$2,000,000. In November 1977, when Council previously considered the financing for the facility, it was recommended that \$1.5M be provided out of Supplementary Capital Budget towards the financing of the facility. In 1978, Council approved \$500,000 of that funding from the 1978 Supplementary Capital Budget.

When the Finance Committee considered the funding of the remaining funds for the project, while considering the 1979 Supplementary Capital Budget, the Director of Finance reported that the funding could be accomplished as follows:

Municipal Incentive Grant	\$ 1,100,000
R.E.F.A.P. Grant	400,000
1978 Supplementary Capital	500,000
	<hr/>
	\$ 2,000,000

The City has currently received \$1,195,800 from the Municipal Incentive Grant program and has claims outstanding for additional amounts. The Provincial Government has required that the funds which the City is receiving from M.I.G. be applied to "facilitate the production of housing". It is the opinion of the Director of Finance that the creation of Community Facilities in new developments such as Champlain Heights and False Creek fall within that purpose. As the M.I.G. program terminated in December 1978, the City will only receive funds for housing units which started prior to the end of 1978, and these funds will only be received after the units have been completed.

\$400,000 of the Municipal Incentive Grant Fund have currently been reserved for the False Creek Community Facility. It is a recommendation on this report that \$1,100,000 be reserved for the Champlain Heights Community Facilities. As there is currently a shortfall of \$304,200, not all of these funds can be spent at this time. However, it is anticipated that the additional funds will be received this summer and certainly prior to the start of construction.

Together the False Creek and Champlain Heights developments, through the mixed income programs, have generated the bulk of the City's housing eligible for these grants.

**SUMMARY:**

Following discussions with the Director of Finance and the Project Manager, it is concluded that this project could be funded through revenues generated from the Municipal Incentive Grant Program. Specifically funding would be as follows:

Champlain Heights	
1978 Supplementary Capital	\$ 500,000
Municipal Incentive Grant revenues	1,100,000
Recreation Facilities Assistant Program	400,000
	<hr/>
	\$ 2,000,000 "

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (FINANCE: A7-4)

Clause No. 2 cont'd:

In view of the foregoing, it is recommended:

THAT Council allocate \$1.1M from Municipal Incentive Grant revenues to the Champlain Heights Community recreation complex.

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 263

PERSONNEL MATTERS

RECOMMENDATION

1. Retirement Ages - Group III Employees

The Director of Personnel Services reports as follows:

"In 1971, the Municipal Superannuation Act was amended to provide for all women joining an employer to whom the Act applied a minimum retirement age of 60 and maximum age of 65. Those women who were already employed were allowed to choose whether they wished to remain as they were (Group III, minimum age 55, maximum 60) or change to the new Group IV status.

The intent of the change was to equalize retirement dates; not to create, as has eventually occurred in some cases, a burden. As some of these women who chose to maintain the status quo near their retirement, they are finding that family and monetary circumstances have altered since 1971 and the earlier retirement has become a hardship.

Section 3(4) (a) of the Municipal Superannuation Act states that an employer may, by resolution, postpone the retirement of an employee for a period of no more than five years beyond the employee's maximum retirement age.

Of the eighty remaining Group III female employees, eight have indicated they would like to have the opportunity to extend their employment with the City beyond their maximum age 60.

I recommend that, subject to the approval of their Department Head and the Director of Personnel Services, that Group III employees, upon application, be allowed to continue their employment on a year to year basis beyond their maximum age 60 but not beyond age 65, in accordance with Section 3(4) (a) of the Municipal Superannuation Act.

The Vancouver Municipal and Regional Employees' Union and the Registered Nurses' Association of British Columbia both of whom have Group III members, are in concurrence with this recommendation."

The City Manager RECOMMENDS approval of the recommendation of the Director of Personnel Services.

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Champlain Heights - Tenders

The Champlain Heights Project Manager reports as follows:

"1st May 1979 Council approved a report from the Project Manager which recommended calling tenders on five market enclaves in Champlain Heights.

This same report also instructed the Project Manager to search out co-operative sponsor groups for three non-market enclaves. This latter exercise is still in process and will be the subject of a separate report to Council in the very near future.

With respect to the market enclaves, advertisements were placed in various newspapers and journals May 14th - 18th. Approximately twenty packages were picked up. June 4th 1979 tenders closed. At that time tenders were received from four development companies - the following table details the results:

<u>Enclave</u>	<u>Community Builders</u>	<u>Intrawest Group</u>	<u>Cressy Developments</u>	<u>United Properties</u>
4 (18 units)		\$228,000		\$262,000
5 (18 units)	\$878,570	\$228,000	or \$872,000	\$281,000
6 (16 units)	for enclaves 4, 5, 6 & 7	\$185,000	for enclaves 4, 5, 6 & 7	\$251,000
7 (18 units)		\$221,000	for enclaves 4, 5, 6 & 7	\$262,000
21 (62 units)		\$526,000		\$711,000

United Properties was the high bidder in all cases.

The Project Manager is pleased with the results of the tendering. The companies bidding are well known and all would do a credible job in developing Champlain Heights. Both Community Builders and United Properties have been involved in Champlain Heights in Phase I, and our experience with them has been positive.

The high bids represent an increase over previous tenders. Enclaves of similar density to Enclaves 4, 5, 6 and 7 were leased for \$11,500 per unit in August 1977 - the high bids on 4, 5, 6 and 7 averages \$15,000 per unit. Enclave 21 is of similar density to Enclave 15 which was leased in August, 1978 for \$11,300 per unit - the high bid on Enclave 21 represents a unit value of \$11,467.

In view of the foregoing, the Project Manager recommends:

THAT the bids received from United Properties Ltd. for Enclaves 4, 5, 6, 7 and 21 be accepted and,

THAT the Director of Legal Services proceed to prepare the appropriate lease documents in accordance with the terms and conditions contained in the Tender documents."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

2. Champlain Heights - Enclave 14 Lease

The Assistant Project Manager for Champlain Heights reports as follows:

"On 12th December 1978, Vancouver City Council agreed to lease 2 acres of the 3.59 acres in Enclave 14 to the Society of Royal Arch Masons for the development of a personal and intermediate care facility. Also receiving Council approval on that date were the terms and conditions for the ground lease. The rent was to be \$325,000 to be prepaid in two instalments as set out in an appendix.

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (PROPERTIES: A9 - 2)

Clause No. 2 cont'd:

Rent

- a) Payment of \$162,500 shall be made on the date of signing of the lease or June 1st 1979, whichever date may be earlier and which date shall be the commencement date of the lease.
- b) Payment of an additional \$162,500 shall be made on the date of substantial completion of the buildings as determined by the lessee's architect, or November 1st 1980, whichever date may be the earlier.

The due dates for payment of the rent, i.e. June 1st 1979 and November 1st 1980 were predicated on a timetable which anticipated final development approval in early April 1979, this in turn permitting a construction start some six to eight weeks later or about 1st June 1979, with the signing of the lease just prior to this date.

This program was not met due to a number of complicating factors, some of which were outlined before the Community Services Committee April 5th 1979.

Our revised schedule is now based on an "approval to proceed" instruction, received from C.M. & H.C. in April. This would indicate a September construction start.

A proposed lease for the Champlain Heights Care Facility has been prepared by the City Law Department. It incorporates the specific terms and conditions for this development as presented in the report to Council 12th December 1978. It has the same format and style of leases previously agreed to between the City of Vancouver and C.M. & H.C. A copy of this document was circulated to C.M. & H.C., the Royal Arch Masons and to the Provincial Ministry of Health, on the 29th March 1979.

C.M. & H.C. have indicated that subject to Provincial agreement, C.M. & H.C. is willing to approve the lease in form and content as it is now drawn up.

However, in a letter dated 15th May 1979 the Ministry of Health informed the Champlain Heights Development Group that after having reviewed the proposed Ground Lease between the City of Vancouver and the Society of Royal Arch Masons and following discussions with the Ministry of the Attorney General, their view was that "the proposed lease is inappropriate because of its complexity and because of the nature of the project to be undertaken". The letter advised that the Attorney General's Ministry proposes "to develop a model lease for facilities such as this", noting that "this model lease will likely take several months to complete".

Also enclosed with the letter was a sample lease which the Ministry "would prefer to use ..... as a basis for discussion to conclude the necessary agreement between the City and the Royal Arch Masons".

At the time of preparing this report, no discussion of substance has occurred between the City and the Province on the form of a lease (or leases) to be entered into between the City and the non-profit sponsor groups of Care Facilities - this matter will be expedited by the Development Group in order to ensure that the lease is signed before the Royal Arch Masons are ready to commence construction.

In summary therefore it is apparent that the Ground Lease will not be in a registerable form until the above issues are resolved. It is the recommendation of this report that a 4 month extension of time be granted to the Royal Arch Masons to enter into a ground lease - during this time the City and the Province will meet to resolve the format of the ground leases.

In view of the foregoing, the Assistant Project Manager recommends:

THAT Council agree to a 120 day extension of the due dates for payment of rent to the City by the proposed lessee of the Southern Portion of Enclave 14."

The City Manager RECOMMENDS that the foregoing recommendation of the Assistant Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S).....264

B

MANAGER'S REPORT

TO: Vancouver City Council

SUBJECT: Summary Report re Economic Development Program for 1979 and Review of 1978.

CLASSIFICATION: CONSIDERATION

The Director of Finance and Manager of Economic Development report as follows:

"Background"

When Council approved the establishment of the Economic Development Office on October 25, 1977, it was resolved:

'THAT Council formally review the function and possible expansion of the function at the end of 1978.'

1978

The year was spent establishing contact with many persons and organizations, trouble-shooting for business at City Hall, surveys, and participation in policy development on a number of matters. This is expanded on in the detail report.

Goal

On August 3, 1978, City Council approved the goal and objectives set out in Appendix 3 of the detail report. The Economic Development Office is therefore:

'TO BE a catalyst in the creation of an industrial/commercial/public environment such that the business sector is strongly encouraged to undertake projects that will provide a healthy balance both in employment opportunities and in the City's tax base.'

Discussion in Report

The detail report discusses the trouble-shooting role, the industrial sector of our economic base, the commercial sector, and future directions.

1979-80 Program

The recommended program is as follows (quoted from the detail report):

- . Proposed new program
- \* Continuation of existing program
- \*\* Major expansion of existing program

General

From Section C, it is quite obvious that we should:

- \* a. continue the "troubleshooting" activities and the endeavours to remove City Hall red-tape,
- \* b. strive to increase the industrial land inventory,

- . c. encourage the development of innovative programs aimed at:
  - 1) making good use of vacant industrial land,
  - 2) rehabilitating older industrial buildings and districts,
  - 3) improving the economics with regard to developing Vancouver's industrial real estate.
- . d. learn more about the commercial sector and commence a program of general assistance,
- . e. publicize Vancouver as "Canada's Gateway to the Pacific Rim".

#### Troubleshooting

\* The troubleshooting activities are currently being undertaken by the Manager of Economic Development. However, more and more of his time is required by inter-departmental liaison, contact with government and business leaders, and policy formulation. Furthermore, the expected increase in requests for troubleshooting assistance will increase the workload in this area to the point where the Manager will have little time for the other activities. The anticipated 100+ requests for assistance will probably require 200 man-days in 1979. Without additional staff, we could not possibly handle this level of troubleshooting. The additional staffing requirements are discussed more fully in Section E.

#### Research

The support to the industrial and commercial sectors will be based on several "in-house" research projects which will be undertaken by the research analyst. Those projects are follows:

- \*\* a. a survey of 800 manufacturing companies to determine strengths, weaknesses, problems and prospects,
- . b. study of Vancouver's non-manufacturing industrial sector to determine problems and prospects,
- \* c. study of industrial companies that have left Vancouver (where they have gone and why),
- . d. study of Vancouver's commercial sector with emphasis on problems, linkages and opportunities,
- . e. development of a position paper as a contribution to inter-departmental discussions on overall economic strategy for the City of Vancouver,
- \* f. miscellaneous quick surveys and short studies as necessary throughout the year,
- \* g. studies as requested by the Vancouver Economic Advisory Commission.

The above studies as well as occasional other duties will employ all the research analyst's time. That "in-house" research effort should be supplemented by the following:

- . h. study to determine a visually attractive, yet economically viable concept for the industrial redevelopment of that part of False Creek lying to the east of the Cambie Bridge. The estimated cost of the study is \$30,000. This would be tied into work that the Planning Department has done or will do in this area. The emphasis in this study will be "how Council policy can be implemented. The study would be based on "economic viability".



- . i. study and seminar (for Vancouver developers, etc.) concerning the economics of innovative industrial buildings and innovative approaches in rehabilitating Vancouver's older industrial districts. The estimated cost of the study and seminar is \$5,000.
- . j. study to determine specific economic development opportunities which can be promoted in an advertising campaign. The program is intended to indicate to entrepreneurs the benefits of establishing or expanding particular enterprises in the City of Vancouver. There may be senior government funds available for this type of research. The City's portion of this \$45,000 study might be in the order of \$15,000.

Studies h, i and j can not be accomplished with present resources.

#### "Formal" Action Programs

It is expected that the troubleshooting and research activities could lead to the adoption, by City Council, of formal programs encompassing the following:

- \* a. a continuing dialogue with the business community as well as government agencies,
- . b. a program of measures that the City can implement to assist the viability of Vancouver's business enterprises,
- \*\* c. a program to expedite the development and sale or lease of Southeast Marine Drive Industrial Park for appropriate industry,
- \* d. a program to encourage and expedite the development of all other available industrial lands for appropriate industry,
- . e. a program of incentives for the rehabilitation of older industrial buildings and districts,
- . f. a program for the industrial redevelopment of False Creek, east of Cambie Bridge,
- . g. a program promoting economic opportunities in Vancouver.

#### Promotional Advertising

. Program g above includes the development of brochures (\$10,000) and an advertising campaign (\$40,000). The sums contemplated are in line with past expenditures by the City of Edmonton and by the City of Calgary. At present, the City of Vancouver has no such program.

Brochures could be developed so that well presented factual information about Vancouver may be sent to business people enquiring about Vancouver. It is also desirable to initiate a periodic economic newsletter, similar to the one published by Edmonton, for dissemination by mail to the Canadian business community. The Edmonton newsletter has proven extremely valuable in developing business contacts for that City.

An advertising program aimed at exposing Vancouver to several million business people in North America, Europe and Japan is also proposed. The details are in Appendix 4.

Funding

The cost of the new and expanded program items that we consider to be desirable approximates \$165,000, being a mixture of ongoing and one-time costs, some of which would be properly chargeable to the Property Endowment Fund. At this point in time we are only recommending approval in principle of the program concepts and seeking indications of Council's agreement or otherwise. Following approval in principle we would report back with detailed recommendations for each element.

Recommendation

It is therefore recommended that the 1979-80 work program outlined in this report be approved in principle with the Economic Development Manager and Director of Finance to report back to Council in detail on the new elements, for Council consideration and funding if approved."

The City Manager believes that Council should CONSIDER the program advanced by the Director of Finance and Manager of Economic Development in terms of three options:

- a) approve only a program based on present resources, i.e. no increase in expenditures;
- b) approve, at this time, a program based on present resources and defer any decision on additional expenditures until more detailed reports are provided;
- c) approve the program advanced, in principle, and reserve necessary funds, with later detailed reports to Council on implementation of the expanded program.

FOR COUNCIL ACTION SEE PAGE(S) 270

MANAGER'S REPORTDATE June 8, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Greek Days 1979

CLASSIFICATION: CONSIDERATION

The City Engineer, on behalf of the FEST Committee, reports as follows:

"The purpose of this report is to advise Council that the Greek Days representatives are not satisfied with the established closing hour for liquor sales on-street, or with the closing hour for the Festival. Section 13 of the Council approved FEST Committee guidelines states: 'When there is a disagreement or competition between community groups regarding an event, FEST approval will be withheld and the matter will be referred to the Committee on the Arts for consideration'. In this case, there is not time to refer the matter to Committee because the event is planned for June 24, 1979.

The FEST Committee has had three meetings with Greek Day representatives and many issues such as sanitation, food distribution, damage to shrubs and marshalls have been adequately resolved. There are, however, two outstanding issues:

1. The time for termination of liquor sales;
2. The time for termination of Greek Day celebrations.

In 1978, City Council, when considering Greek Days, established that liquor sales on-street should cease at 7:00 p.m., with the festival closing at 8:00 p.m..

For Greek Days 1979, the majority of the FEST Committee believe liquor sales should again cease at 7:00 p.m., and the festival should close also at 7:00 p.m. The reasons for this recommendation are:

1. In 1978, with the festival terminated at 8:00 p.m., it was after 10:00 p.m. that the street was again open to traffic. Extended hours of operation can only have greater impact upon the adjacent residential area.
2. In 1978, with street liquor sales closed at 7:00 p.m., liquor outlets off-street continued to sell. This created greater demands on off-street premises, particularly with the festival continuing until 8:00 p.m.

The Liquor Administration Branch reports that it will advise the restaurant operations in the street closure area that the sale of liquor in the restaurants will terminate at the same hour as determined by City Council for the closure of Greek Day celebrations. Upon the street being opened to traffic, the restaurant operations will be permitted to resume normal Sunday liquor sales.

The FEST Committee felt it should not recommend an extension of the hours approved by Council last year and furthermore, the festival closure should coincide with the liquor sale closure. Therefore, it is suggested that liquor sales cease at 7:00 p.m. as in 1978, and that the festival cease also at 7:00 p.m. This would facilitate the street being re-opened between 9:00 and 10:00 p.m.

Since it has not been possible to reach an agreement with the Greek Day Committee on the liquor and festival closing time, the FEST Committee has no alternative but to put this matter before Council for **consideration**."

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION.

DELEGATION REQUEST THIS DAY: Mr. W. Tsakumis and Mr. N. Panos.

FOR COUNCIL ACTION SEE PAGE(S) 270

D 328

MANAGER'S REPORT

DATE: June 8, 1979

TO: Vancouver City Council  
SUBJECT: LIGHTING IN THE COUNCIL CHAMBERS  
CLASSIFICATION: CONSIDERATION

The City Engineer and the Director of Civic Buildings report as follows:

"At its meeting on May 15, 1979, Council was party to an experiment with two "metal Halide" light fixtures providing light reflected from the ceiling for the T.V. cameras. Council indicated favourable response and approved:

'That the City Manager report back to Council on the whole matter of lighting the Council for television.'

Technical experiments and discussions have been carried out with television companies and it has been established that the light level produced by only two light fixtures are insufficient. On the understanding that Council is seriously considering the installation of permanent television lighting, we have received co-operation from various parties to install a temporary "mock-up" of borrowed fixtures which will approximate the illumination we believe will be required.

With Council's co-operation, the television technicians will take light readings and experimental film footage to establish the validity of the proposed installation. Interference with Council procedures is expected to be minimal.

The Electrical Division have investigated alternate methods of providing sufficient light with more economical fixtures, however, the heat generated by those fixtures is of such magnitude that the air conditioning system would require major upgrading. The final end cost would far exceed the cost of the proposal selected for Council consideration.

There appear to be three alternatives:

1. Accept the present method of television coverage with portable television companies' lighting.

The television companies appear satisfied with the quality of pictures being obtained, however, the lights are uncomfortable and distracting to the subject.

2. Rule that television lighting cannot be used in regular Council meetings. This would probably result in no television coverage of Council procedures since the available light source is inadequate for film-taking.

3. Approve the installation of permanent television lighting. If this was Council's action, it is recommended that four metal halide fixtures be installed which we believe will provide adequate lighting for the Mayor and Aldermen. This installation is unlikely to provide adequate light for the gallery or Delegation Stand. This recommendation is contingent upon the success of the tests being carried out by the television staff at this Council meeting.

- 2 -

The lights may be sufficiently unobstrusive that they can be left exposed, mounted on wall brackets. The air conditioning system has the capacity to handle the extra heat generated, however, more air must be introduced. Council members may experience increased drafts, but we believe that with experimentation, we can control the air delivery to eventually arrive at a comfortable situation.

The total cost for the installation will be approximately \$28,500 (\$27,000 electrical plus \$1,500 for other work). The annual replacement cost for all four lamps will be approximately \$1,700.

The Director of Finance advises that if Council approved the recommendation of this report, the necessary funds will be provided from Contingency Reserve.

#### Consideration

Submitted for Council's consideration is the decision on whether to provide permanent T.V. lighting in the Council Chamber at an estimated installation cost of \$28,500.

Subject to Council's decision, it is recommended that Council approve the design proposal for T.V. lighting in the Council Chamber as described in this report contingent upon the television tests proving successful. The necessary funds in the amount of approximately \$28,500 be provided from Contingency Reserve."

The City Manager submits the foregoing report of the City Engineer and the Director of Civic Buildings to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 270

E

325

MANAGER'S REPORT

DATE 5th June 1979

TO: Vancouver City Council  
SUBJECT: Champlain Heights - Enclave 2  
CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager reports as follows:

"On October 17th 1978, Council agreed to lease Enclave 2 to "Fore Developments Ltd.".

Enclave 2 is being leased for construction of the residential energy conservation project.

Originally, the lease was to be executed on or before February 13th, 1979, however, on February 6th 1979, Council agreed to a 60 day extension to the execution date. The report to Council requesting this time extension explained that the developer had not had sufficient time to review and discuss the documents by the due date.

April 10th, the Project Manager reported that Enclave 2 had proved to be a complex problem. Concerns such as unit design and the inclusion of a 'balanced' system of energy conservation measures and marketability have been paramount; followed by concerns arising from site layout and sub-division. It was noted at that time that no Development Permit Application had been filed. In addition to this, the actual preparation of a draft lease was delayed due to other Champlain Heights commitments. April 10th, Council extended the deadline by 60 days to June 12th 1979. Although good progress has been made on the lease and a Development Permit has been approved, it is apparent that the lease will not be signed by June 12th. The developer has requested an additional 30 day extension and it is the recommendation of this report that the extension be granted.

In view of the foregoing, the Project Manager recommends:

THAT a thirty day extension of the date for execution of the lease be granted to the proposed lessee of Enclave 2."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 271

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MAY 31, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 31, 1979 at approximately 12:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Ford  
Alderman Kennedy

ABSENT : Alderman Puil

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. Development Program - Second Half of Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated May 9, 1979 (copy circulated) in which the False Creek Development Consultant reports on the construction that is underway in Phase 2, Area 6, False Creek and makes recommendations for the appointment of a sponsor for the Par Value Co-operatives on Lots 51 and 53, and outlines a procedure for the development of the two remaining residential parcels and the office building.

Mr. E. D. Sutcliffe, False Creek Development Consultant, noted that members of the Development Group have interviewed the organizations interested in sponsoring the Par Value Co-operatives. They are recommending Columbia Housing Advisory Association.

With respect to the office building, Mr. Sutcliffe advised that Council has stated that the height must not be higher than the deck of the Granville Bridge and should be developed for a number of tenants rather than one large one if possible.

Lots 54 and 52 are designed for approximately 85 condominium units each for sale on the market. Lot 54 is next to the office building and it is possible that it could be built by the developer of the office building. The units are intended for sale to households with incomes in the mid \$20,000 and up range.

The report states in part there is also an opportunity to utilize the C.M.H.C. insured loan program, which permits a maximum insured loan of \$70,000 and a maximum unit price of \$80,000 using the C.M.H.C. insured Graduated Payment Mortgage or a C.M.H.C. insured conventional mortgage. Units built to this maximum price, including prepaid land lease, of \$80,000 with a \$10,000 down payment which would appeal to families with young children, couples, mature families and singles with household incomes averaging in the low \$20,000 range. The GPM would appeal particularly to upwardly mobile younger executives and professional people. These units could be built and marketed by a developer, or by a specially selected and organized Builder's Co-operative.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 31, 1979

(I-2)

Clause No. 1 cont'd:

There was some discussion with respect to the Graduated Payment Mortgage and Mr. Sutcliffe indicated he wished authority to investigate this particular program and agreed to report back on the matter.

The report outlined the procedure to be followed to develop the remainder of Phase 2 including view analysis, subdivision plan, ground leases, preparation of the program, selection of architects and a curriculum vitae basis for selection of sponsors.

The report states throughout the design and build process for both the non-market and market components, the False Creek Development Group will be closely involved in co-ordinating the activities of the architects, the contractor and the sponsor.

Architectural co-ordination will be achieved in much the same way as has proved successful in Phase 2 to date, that is by having the co-ordinating architect appointed as executive architect on each of the teams.

A member of the Committee expressed concern regarding the curriculum vitae approach. Mr. Sutcliffe noted that from the point of design it is critical to select an architect and contractor who will work as a team. A considerable amount of money was saved in earlier stages of False Creek using this method rather than the competitive bid.

After discussion, the Committee

RECOMMENDED

- A. THAT the Columbia Housing Advisory Association be named as the sponsor for the Par Value Co-operative on Lots 51 and 53, Phase 2, Area 6, False Creek.
- B. THAT the policy of selecting contractors for the Intermediate Care Home and the Par Value Co-operatives, and for selecting developers for the market components by means of a modified curriculum vitae competition be approved.
- C. THAT the False Creek Development Consultant be authorized to advertise, in co-operation with the Sponsors, for contractors for the Intermediate Care Home, Lot 48, and for the Par Value Co-operatives, Lots 51 and 53, Phase, Area 6.
- D. THAT the False Creek Development Consultant be authorized to advertise for developers for the Office Building, Lot 56, and for the Market Condominium Dwellings, Lots 54 and 52, Phase 2, Area 6, on a modified curriculum vitae basis as described in the Manager's Report, for report back to Council.
- E. THAT the False Creek Development Consultant investigate the criteria for the C.M.H.C. insured Graduated Payment Mortgage and report back.

Note: After discussion of this item Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that the Development Plan By-law permits two buildings to rise above the bridge deck level. Preliminary information on possible view impact has been submitted to the Development Permit Board members. On the basis of the information provided to date a recommendation for refusal would likely be made to the Board when the development permit applications are considered and the matter would likely be reported to Council. Further view impact analysis is being undertaken by the Planning Department.



Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 31, 1979

(I-3)

2. Proposed On-going Program Area 10 B  
South Shore False Creek

The Committee considered a report of the City Manager dated May 17, 1979 (copy circulated) in which the False Creek Development Consultant outlines the options of the Area Development Plan for Area 10 B approved by Council on September 12, 1978 following a Public Hearing.

The report stated that the on-going program has been reviewed by Daon Development Corporation, C.M.H.C., Rhone and Iredale and the False Creek Development Group with the following results:

- " a. The plan is a good one, although simplifications and economies can probably be made to the "islands" and "bays" as suggested by the Engineering Department. Rhone and Iredale and Daon are now preparing simplified schemes for discussion, using funds supplied by Daon.
- b. The plan also needs some refinements to accommodate the revised entrance/exit requirements, changes in site boundaries as a result of legal survey and possible changes to the shape of the NHB property at a design fee cost estimated at \$10,000 for the account of the City.
- c. The mix could be as follows:

-60<sup>±</sup> units Par Value Co-operative:

For families with children, couples and singles designed and financed similar to Co-operative financing used in the first half of Phase 2, Area 6, with a write down of land values, maximum house price in the low \$50,000 range, and incomes averaging approximately \$17,500. We will need to seek a Sponsor for these units.

-50 to 60 units Builder Co-operative:

For families with young children, mature families, couples and singles financed under the CMHC's Graduated Payment Mortgage, or CMHC insured loans from an approved lender, with maximum house price of \$80,000, with down payment of \$10,000 and incomes averaging in the low \$20,000 per annum range. We will need to seek a sponsoring group for these units.

-150<sup>±</sup> Market Condominiums:

For upwardly mobile younger families and for mature families, for sale on the market, with incomes from approximately \$23,000 per annum and up. These would be developed by Daon Development Corporation, as previously approved by Council."

Mr. Sutcliffe advised that the 1/3 income mix would not be met as there were no financing programs available unless the City wanted to put in subsidized housing. Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that there is concern that the 1/3 income mix policy in the Official Development Plan will not be met on City owned land. He noted that in approving a City project that does not meet the By-law, Council may have to give the same consideration to a private developer.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 31, 1979

(I-4)

Clause No. 2 cont'd:

The Committee requested staff to investigate with the Provincial Government ways of maintaining the 1/3 income mix (i.e., reinstituting the Section 44(1)b subsidy). Mr. Sutcliffe urged the Committee to approve the mix outlined in the report in the event that no funding programs are available.

After discussion, the Committee

RECOMMENDED

- A. THAT the mix of Par Value Co-operatives, builder's co-operatives and market condominiums as outlined in Section 3 of the Manager's Report be adopted as an objective.
- B. THAT the False Creek Development Consultant be authorized to seek sponsors for the Par Value Co-operatives and builder's co-operatives for report back to Council with recommendations, including a timetable for completion.
- C. THAT the Daon Development Corporation be confirmed in principle as the developer for the market components, specifically up to 150 condominium dwellings, subject to agreement of the lease terms satisfactory to the Director of Finance and the False Creek Development Consultant and Director of Legal Services.
- D. THAT Rhone and Iredale, Architects, be confirmed as the Co-ordinating Architects.
- E. THAT the False Creek Development Consultant report back to Council regarding refinements to the plan by Rhone and Iredale, Architects, resulting from the review described in Section 3 of the Manager's Report.
- F. THAT the False Creek Development Consultant be authorized to spend up to \$10,000 to achieve the refinements referred to in Section 3(b) of the Manager's Report, to be part of the Front End Expenditure budget, the source of funds being the Property Endowment Fund, all of which is to be recovered through the ground leases.
- G. THAT officials be instructed to explore with the Provincial Government, income supplements in order that the City can maintain the 1/3 income mix and assist in locating low income people in the Area 10 B development.

(Alderman Kennedy wished to be recorded as opposed to Recommendations A - F)

3. Loan to Wellington Society - Non-Profit Rental Project - Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated May 16, 1979 (copy circulated) in which the False Creek Development Consultant recommends the amount, terms, conditions and source of funds for a loan to the Wellington Society for the non-profit rental project in Phase 2, Area 6, False Creek.

The report states construction is under way and a firm project price has been arranged with the sponsor, with the architect, Norman Jones, and with the contractor, Norwood Construction Ltd. within the cost guidelines agreed to with C.M.H.C.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 31, 1979

(I-5)

Clause No. 3 cont'd:

The total cost of the project is \$4,022,822 whereas the total mortgage by C.M.H.C. and by the Bank of Montreal as a C.M.H.C. insured lender is \$3,840,222 leaving a difference of \$182,600.

A loan of \$182,600 would be made to the Wellington Society and the payments would be added to the ground lease payments. The Development Group have worked out a repayment schedule which they believe will be acceptable to the low and middle income residents.

The report states the repayment amount would start low in the first year, gradually increase over the first five years and then be constant for the remaining fifteen years. Averaging the 1 bedroom, 2 bedroom and 3 bedroom units, the repayment amount in the first year would be \$4.90 per month increasing each year by just under \$5.00 per month until at the beginning of the sixth year and through to the end of the 20 year term, the payments would be \$25.33 per month. The rents including this repayment would average in the first year \$274.00 per month, compared to comparable market rents of \$351.00 per month.

The source of funds recommended by the Director of Finance would be the capital funds in the public housing component of the 1971 - 75 five year plan. The loan should then effectively become an asset of the Property Endowment Fund.

RECOMMENDED

- A. THAT the amount of the loan, the source of funds, the principle of the schedule of repayment and the general terms and conditions as outlined in the report of the City Manager dated May 16, 1979 be approved.
- B. THAT the Director of Legal Services in consultation with the Director of Finance and the False Creek Development Consultant be authorized to draw up the appropriate documents for execution by the Wellington Society and the City.

4. False Creek - Community Facilities

The Committee considered a report of the City Manager dated May 29, 1979 forwarding a report of the False Creek Development Consultant dated May 24, 1979 (copies circulated) which recommends a location, procedure for construction and on-going management and operation of the community facilities in the former Tyee building on Granville Island.

The 8,800 sq. ft. of facilities, largely multi-purpose rooms for meetings, movies, library, games, crafts, children's programs and related offices, storage, washrooms, etc., will be built within a maximum budget of \$650,000 previously approved by Council inclusive of the land lease prepayment of up to \$50,000 and all fees and furnishings.

The funding will come from MIG funds, 1978 Supplementary Capital and a Recreation Facilities Grant from the Provincial Government.

The facility will be operated by the Park Board within a budget in the range of \$120,000 annually based on 1979 figures.

Mr. Sutcliffe advised that the details of the annual operating budget within the ceiling of \$120,000 at 1979 rates will be reported to Council prior to December 1979.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 31, 1979

(I-6)

Clause No. 4 cont'd:

A member of the Committee wished assurance that proper daycare facilities are being planned for Phase 2, False Creek. A resident of the area was concerned about preschool and latch key facilities.

RECOMMENDED

- A. THAT Council approve the location of the False Creek Community Facility in the former Tyee Building on Granville Island containing the accommodation essentially as described in the Manager's Report, subject to a satisfactory lease agreement for the building.
- B. THAT the False Creek Development Consultant in consultation with the Director of Finance continue with negotiations for the lease of the Tyee Building with the Granville Island Trust for a term of 60 years, with a maximum prepayment for the lease of \$50,000 and other terms satisfactory to the Director of Legal Services.
- C. THAT the capital cost of the False Creek Community Facility shall not exceed \$650,000 including all inclusive costs of construction, equipment and furniture, ramp and simple launching dock, fees and the capitalized cost of the prepayment of the lease of the building.
- D. THAT the funding of the Community Facility be as follows:

MIG funds	\$400,000
1978 Supplementary Capital	33,000
Recreational Facilities Grant	<u>217,000</u>
	\$650,000

With the expenditure of these funds being subject to report back to Council on detailed budgets and subject to approval of the REFAP Grant.

- E. THAT the firm of Downs Archambault/Davidson Johnston be confirmed as the Architects for this project.
- F. THAT the policy of selecting a contractor by means of a curriculum vitae competition be approved.
- G. THAT the False Creek Development Consultant be authorized to advertise, in co-operation with the Park Board staff and representatives of the Community Association, for a contractor for the False Creek Community Facility.
- H. THAT the False Creek Development Consultant, in conjunction with the Park Board and False Creek Community Association establish the terms of reference for a 'Joint Planning' management and operating agreement with a maximum annual operating budget of \$120,000 based on 1979 figures, subject to confirmation of a detailed operating budget being established based on final working drawings and subject to Park Board and City Council approval.
- I. THAT the Park Board report back to City Council prior to December, 1979 with a proposed detailed annual operating budget within the ceiling of \$120,000 at 1979 rates, together with the estimated operating costs for 1979 (part year).
- J. THAT the False Creek Development Consultant report back on daycare, preschool and latch key facilities for Phase 2, Area 6, False Creek.

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 31, 1979

(I-7)

##### 5. Proposed Maritime Museum Expansion

The Committee considered a report of the City Manager dated May 11, 1979 (copy circulated) in which the Director of Planning and Director of Finance outline staff recommendations and concerns based on a conceptual proposal submitted by the Vancouver Museums and Planetarium Association for expansion of the Maritime Museum located at the foot of Chestnut St.

Prior to proceeding with fund raising the Vancouver Museum and Planetarium Association desires an indication of Council and Park Board support that may be anticipated. There are a number of uncertainties which arise in assessing the financial implications of the proposed Maritime Museum expansion relating specifically to capital cost, operating cost and ownership.

The first phase of the Concept Plan prepared by Waisman, Dewar, Grout, Architects and Planners, comprises additions of approximately 1190.4m<sup>2</sup> (12,800 square feet) and the development of a breakwater from the existing seawall to provide an area of protected water for the mooring of sailing and other vessels presently belonging to the Museum Collection. A letter dated May 25, 1979 (copy circulated) from the Underwater Archaeological Society of B. C. urging Council to support and encourage the expansion plans of the Maritime Museum was distributed at the meeting.

The report outlines a number of aspects of the development i.e., view preservation, public waterfront access, relationship with Haddon Park and the Planetarium, visitor impact on surrounding community, etc.

The report states the development of an improved Maritime Museum in Vancouver is to be encouraged in view of the significance of maritime activity to Vancouver past and present. Expansion of the present Maritime Museum must, however, be handled carefully in order to ensure that its success will not be at the expense of the adjoining residential community and the citizens of Vancouver. While the proposed expansion outlined in conceptual form as Phase 1 would not appear to detrimentally affect the adjoining community, and could, if handled responsively, provide an improved and exciting environment, additional information is required on both financial and physical form matters before full support can be given. Much more information and assessment would be required should expansion beyond Phase 1 be contemplated in the future in view of the possibility of this site being designated for development of a National Maritime Museum of the Pacific.

A letter dated May 29, 1979 from the Chairman of the Parks Board was distributed at the meeting. The letter contained the following excerpt from the Park Board Minutes of the meeting of May 28, 1979:

##### ..."MARITIME MUSEUM EXTENSION

This matter was discussed at the May 7th Board meeting and deferred pending the outcome of a public meeting on May 14th to discuss the proposed expansion of the Maritime Museum. The Superintendent and Chairman attended the meeting, along with approximately 30 residents, the majority of which expressed favourable reaction to the proposal. Board members received copies of a report dated May 24th prepared by the Planning and Development Division on this matter.

cont'd....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 31, 1979

(I-8)

Clause No. 5 cont'd:

After discussion, it was regularly moved  
 and seconded

RESOLVED: That the Park Board endorses in principle Phases A and B of the Development concept for the Maritime Museum extension, subject to satisfactory resolution of parking and street access issues to be resolved with the City Engineer and, further, subject to approval of all plans and specifications by the Superintendent of Parks.

- Carried."...

Mr. M. Duncan, Vancouver Museums and Planetarium Association, advised that a public meeting was held on May 14, 1979 to discuss the proposed expansion. No opposition was registered. He also advised that a restaurant had been discussed at one time but not seriously entertained.

After discussion, the Committee

RECOMMENDED

THAT the proposed Phase 1 expansion of the Maritime Museum be approved in principle and that the Vancouver Museums and Planetarium Association be asked to respond to the physical and financial concerns raised in the City Manager's Report dated May 11, 1979.

6. City Land - First and Cassiar

Letters dated May 31st from Dr. V. Setty Pendakur, Chairman of the New Temple and Community Centre Building Committee, Akali Singh Sikh Society, addressed to Alderman Harcourt and members of the Planning and Development Committee and to Mayor Volrich and members of Council, were distributed at the meeting (copies circulated).

Dr. Pendakur requested that this matter be deferred to give the Society an opportunity to discuss a proposal to build a community centre on the land at 1st and Cassiar, with officials in the Planning Department and Properties Office.

RECOMMENDED

THAT the matter of disposition of .81 hectares (2.0 acres) of City-owned property at the northeast corner of 1st Avenue and Cassiar Street be deferred.

\* \* \* \*

The meeting adjourned at approximately 2:45 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 211

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

II

MAY 31, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 31, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Gerard  
Alderman Little  
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, May 17, 1979 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Hildon Hotel, 50 West Cordova Street

The Committee had before it for information a City Manager's report dated May 24, 1979 (copy circulated) in which the Acting Medical Health Officer reported on the lengthy delays by the operator of the Hildon Hotel in bringing his building up to standards required in the Lodging House By-law.

The report concluded with a statement that the interim operating permit for the premise expires May 31st, 1979, and the Acting Medical Health Officer is unable to re-issue an operating permit because of non-compliance with the Lodging House By-law. This will require the lodging house portion of the Hildon Hotel to be vacated by June 30th, 1979.

Mr. William Morris (operator of the Hildon Hotel), along with the Director of Environmental Health, and a representative of the Chief Fire Warden appeared before the Committee on this matter, and the Committee was advised that tenants have been given notice by the Health Department to vacate the Hildon Hotel by June 30th, 1979.

The Director of Environmental Health advised the Committee Mr. Morris is a good operator considering the poor condition of the building and that it would be "a monstrous job" to bring the building completely up to standard. It was noted there are currently fifty-one tenants living in this 143-room building.

Mr. Morris protested the Health Department's refusal to issue a further interim operating permit and said he has spent close to \$100,000.00 over the past four years in attempts to improve the Hildon Hotel.

Continued . . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 May 31, 1979

(II-2)

Clause No. 1 Continued

A representative of the Chief Fire Warden explained to the Committee the Hildon Hotel also fails to meet specifications in the Fire By-law and he detailed a number of the defects in the building, including a lack of fire doors and a deteriorated fire escape.

The Chairman pointed out to Mr. Morris that if he repairs the building to the satisfaction of the Director of Environmental Health before June 30th, the Health Department could issue a new operating permit, although most of the remaining tenants may have vacated the building by June 30th. He also warned Mr. Morris that the condition of the lodging house portion of the hotel jeopardizes the liquor and restaurant licenses also issued to the Hildon Hotel.

The Deputy Director of Social Planning, in his capacity as chairman of the Downtown Housing Implementation Committee, told the Committee a lot of accommodation in the Downtown area does not meet standards, may be uneconomic to upgrade and there may be an increase in the number of closures. He added that the Social Planning Department will assist with the relocation of the tenants from the Hildon Hotel.

Following further discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 24, 1979, on the Hildon Hotel, 50 West Cordova Street, be received.

2. Carlton Hotel, 314 Cambie Street

The Committee had before it for information a City Manager's report dated May 24, 1979 (copy circulated) in which the Acting Medical Health Officer reported that his department has experienced ongoing difficulty with the management of the Carlton Hotel regarding the maintenance of the living accommodation and that the building is again lapsing into poor condition.

The report concluded with a statement that the Acting Medical Health Officer cancelled the operating permit for the lodging house portion of the Carlton Hotel on May 30th, 1979, and that all tenants are to be removed from the premises by July 1st, 1979.

It was noted during brief discussion that the operator of the Carlton Hotel has been requested to appear before Council on Tuesday, June 12, 1979, to show cause why the license for this hotel, as well as the Balmoral Hotel which he also operates, should not be suspended or withheld.

It was

RECOMMENDED

THAT the City Manager's report dated May 24, 1979, on the Carlton Hotel, 314 Cambie Street, be received.

Continued . . . .



### 3. Traveller's Hotel, 57 West Cordova Street

The Committee had before it for information a City Manager's report dated May 24, 1979 (copy circulated), in which the Acting Medical Health Officer reported that his department's records show a long history of poor maintenance and slow or negligible response to department requirements for improvements to the Traveller's Hotel.

The report concluded that the Acting Medical Health Officer is unable to re-issue an operating permit beyond May 31st, 1979 to the Traveller's Hotel because of non-compliance with the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health and Mr. Steve Setynski, operator of the Traveller's Hotel.

Mr. Setynski requested the Committee rescind the Acting Medical Health Officer's decision not to re-issue an operating permit and he asked for a month to show intent that the building can be brought up to standard.

The Chairman replied that the Acting Medical Health Officer may issue a new operating permit once the building has been brought up to a condition satisfactory to him.

The Chairman pointed out this hotel has a liquor license and a condition of Provincial regulations for a hotel liquor license is that there must be a certain number of rooms available for tenants. The hotel's failure to comply with the Lodging House By-law therefore jeopardizes the liquor license.

The Director of Environmental Health advised the Committee he has told Mr. Setynski that his management of the Traveller's Hotel is not competent and that even if the building were upgraded, there would still be a management problem.

Following further discussion, it was

#### RECOMMEND

THAT the City Manager's report dated May 24, 1979, on the Traveller's Hotel, 57 West Cordova Street, be received.

### 4. Mental Patients Association - Fire By-law Enforcement

The Committee had before it for information a City Manager's report dated May 18, 1979 (copy circulated) which was prepared in response to a letter dated May 2nd, 1979 (copy circulated) from Ms. Marilyn Sarti of the Mental Patients Association complaining of financial difficulties in meeting requirements imposed by City Fire inspectors on halfway houses the Association operates.

It was noted from the City Manager's report that the Fire Inspection Branch has re-examined the subject building at 1754 West 11th Avenue and concluded that due to a Council resolution of October 15, 1973, it need meet only the requirements of a rooming house rather than the requirements of an institution.

Continued . . . .

Report to Council  
 Standing Committee of Council on Community Services  
 May 31, 1979

(II-4)

Clause No. 4 Continued

Accordingly, the standards required for the two and a half storey frame dwelling at 1754 West 11th Avenue have been reduced and Ms. Sarti told the Committee her Association will have no difficulty meeting the standards of a rooming house.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 18, 1979, on fire by-law enforcement and the Mental Patients Association, be received.

5. Spring Quarter 1979 Community Services Grants Report

The Committee had before it for consideration a City Manager's report dated May 25, 1979 (copy circulated) in which the Director of Social Planning reported on fourteen (14) applications for community services grants totalling \$121,408.00.

In the report the Director of Social Planning recommended that five of the applicants receive grants totalling \$26,668.00.

Appearing before the Committee on this matter was the Deputy Director of Social Planning who, in response to questions from the Committee, explained the necessity for grant applications to be reported to the Committee periodically through the year rather than all at one time.

The Committee then reviewed each of the fourteen applications individually with the Deputy Director of Social Planning answering questions and commenting on each.

Following discussion, it was

RECOMMENDED

A. THAT Council approve grants from the 1979 Contingency Reserve to the following organizations in the amount listed:

- Champlain Villa Day Care Society	\$1,518
- Children's Play Resource Centre	2,650
- Senior Citizens Outreach Society	4,500
- Sport B.C. Summer Sport Program	7,500
- Canadian Wheelchair Sport Association B.C. Division	10,500

B. THAT no grant be made to the following organizations:

- Hastings-Sunrise Seniors Drop-In Centre
- Sierra Club of Western Canada Vancouver Group
- T.O.P.S. (Take Off Pounds Sensibly)
- B.C. Mental Retardation Institute
- AAP-KI-MEHFIL Cultural Society
- B.C. Symposium
- Downtown Eastside Women's Centre

Continued . . . .

Report to Council  
Standing Committee of Council on Community Services  
May 31, 1979

(II-5)

Clause No. 5 Continued

- C. THAT the Director of Social Planning discuss the administration problems of the Grandview Free Store Workshop Society with appropriate Provincial officials and report back to the Community Services Committee the reasons why the Ministry of Human Resources discontinued funding the Grandview Free Store Workshop Society.
- D. THAT no action be taken on the application of the 1979 Women's International Field Hockey Tournament Society for a grant.

The meeting adjourned at approximately 3:15 P.M.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 272

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

III

May 31, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 31, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:                   Alderman W. Kennedy, Chairman  
                              Alderman D. Bellamy  
                              Alderman H. Boyce  
                              Alderman M. Harcourt  
                              Alderman H. Rankin

COMMITTEE CLERK:                   J. Thomas

The minutes of the meeting of May 3, 1979, and of the Joint Transportation and Planning and Development Committee meeting of May 3, 1979, were adopted.

RECOMMENDATION

1. Request to Reinstate Official Traffic Commission

Mrs. Edie Robinson, Chairman, Safety Committee, Vancouver Parent-Teacher Council, addressed the Committee on her organization's request that the Official Traffic Commission be reinstated, contained in a communication dated April 27, 1979, advising as follows:

"At a recent meeting of the Vancouver Parent-Teacher Council a report was submitted by our representative to the Vancouver Traffic and Safety Council, regarding traffic and safety problems throughout the City. During the discussion period it was recommended that we ask the City Council to reinstate the Office of Official Traffic Commission at City Hall."

Mrs. Robinson reviewed the concerns of the Parent-Teacher Council, outlined in a brief dated May 31, 1979 (circulated), and recalled organizations such as the Council and Vancouver Traffic and Safety Council had direct representation on the O.T.C. and were able to bring their concerns to the Commission's attention.

The Chairman pointed out the Commission was abolished by Council in May, 1976. When the Standing Committee on Transportation was appointed in January, 1977, it took over the functions of the O.T.C. and had been dealing with them in a much more effective way. Members of the Committee welcomed delegations from citizens and had in fact considered many presentations from parent/teacher groups concerned about traffic conditions at a number of City schools.

Report to Council  
 Standing Committee on Transportation  
 May 31, 1979

(III - 2)

Clause 1 continued

RECOMMENDED

THAT the Vancouver Parent-Teacher Council and Vancouver Traffic and Safety Council be invited to attend meetings of the Committee when matters concerning these two organizations are scheduled for consideration.

2. Rapid Transit Project and Concerns of the Vancouver City Planning Commission

City Council on March 20, 1979, when considering a Vancouver City Planning Commission brief dealing with a sub-committee's report and recommendations on transit concerns, resolved:

"THAT a communication from the Vancouver City Planning Commission dated March 14, 1979, on Transit Concerns, be referred to the Standing Committee on Transportation for consideration of the policy matters contained in this letter, in conjunction with a report from the City Manager on the technical aspects raised in the communication:

FURTHER THAT Mr. Spaeth and Mr. Ward of the Urban Transit Authority be requested to be present at the Committee meeting at that time, to provide input into the discussion."

The Committee had for consideration the following reports (circulated):

- City Manager's Information Report dated May 22, 1979
- V.C.P.C. brief dated March 14, 1979
- Report dated May 10, 1979, submitted by the G.V.R.D.'s L.R.T. Project Director, commenting on points raised in the V.C.P.C. brief.

Present for the discussion were Mr. D. Fairbrother, Chairman of the V.C.P.C. transit sub-committee; Mrs. H. Symonds, Executive Co-ordinator; Mr. G. Farry, G.V.R.D. Planning Administrator; Mr. D. Spaeth, Director, G.V.R.D. L.R.T. Project; Mr. L. Ward, Urban Transit Authority.

Alderman Harcourt referred to the documentation before the Committee for review and submitted the timing was inappropriate in view of a major L.R.T. report due to be presented by a Task Force at the end of June. Alderman Harcourt felt the material before the Committee should not be considered until the Task Force report had been presented. At that time, another meeting should be convened, in the evening if necessary, and the V.C.P.C., G.V.R.D. and U.T.A. representatives be invited to participate.

RECOMMENDED

THAT consideration of the Manager's Report dated May 22, 1979, V.C.P.C. brief dated March 14, 1979, and G.V.R.D. L.R.T. Project Director's communication dated May 10, 1979, be deferred pending a special meeting to be convened following presentation of the report of the Task Force on L.R.T.

### 3. Transportation for the Handicapped

The Committee had for consideration a City Manager's Report dated May 10, 1979 (circulated), in which the City Engineer reported on Recommendation 4C contained in the report on transportation for the handicapped approved by Council on April 3, 1979. Recommendation 4C reads as follows:

"Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver, (cost - \$241,740, includes reduced fares per 5(b) below; additional 1979 funds required - \$71,600)."

The City Engineer reported discussion had taken place with handicapped representatives and agreement reached on an alternative which would provide a higher level of service at no additional cost, involving the leasing of one additional vehicle rather than two, and using the committed funds for an additional 40 hours per week of evening and weekend service.

Alderman Harcourt, one of Vancouver's representatives on the U.T.A., reported proposals relating to a transportation service for the handicapped would be discussed at a meeting to be arranged in the near future, between the U.T.A. and the Provincial Cabinet. He would be reporting back to Council on the outcome of that meeting.

Following discussion, it was

#### RECOMMENDED

THAT item 4C of the City Manager's Report dated March 27, 1979, be revised and approved as follows:

Increase the fleet of 15 vehicles by one vehicle for exclusive use in Vancouver and provide an additional 40 hours (approximately) of weekend and evening service in Vancouver (cost \$241,740, includes reduced fares per 5(b) below; additional 1979 funds required \$71,600).

### 4. Adjustment of Bus Stops West Side of Oak Street Near 49th Avenue

In a City Manager's Report dated May 17, 1979 (circulated), the City Engineer reported on a review of bus stop spacing and arrangements in the vicinity of the intersection of Oak Street and 49th Avenue, as a result of a complaint.

The City Engineer suggested replacing the southbound stops at 48th and 50th Avenues with a single stop at 49th Avenue would facilitate transfers and encourage pedestrians to cross Oak Street at the signalized intersection.

#### RECOMMENDED

THAT the bus stop on the west side of Oak Street at 48th Avenue and 50th Avenue be cancelled and that a bus stop be established on the west side of Oak Street at 49th Avenue.

Report to Council  
Standing Committee on Transportation  
May 31, 1979

(III - 4)

5. Bus Stop Request - North Side  
of Robson Near Beatty

On September 14, 1978, when discussing improvements to the Fraser/Cambie bus route, the Committee noted a need for an additional bus stop at the north end of the Cambie (Connaught) Bridge, and recommended:

"THAT the City Engineer be instructed to re-examine the feasibility of establishing a bus stop at the north end of the Cambie Bridge to serve workers employed in the area."

In a City Manager's Report dated May 14, 1979 (circulated), considered by the Committee this day, the City Engineer reported a detailed analysis had been carried out on three possible options for placement of an additional stop; however, it was concluded the implementation of these modifications would severely detract from the safe operation of the Beatty/Robson intersection. For all three options, it was felt consideration of capacity, accident potential and cost outweighed increased convenience.

Following discussion, it was

RECOMMEND

THAT the existing bus stop arrangements on the north side of Robson Street, west of the Connaught Bridge not be changed.

\* \* \* \* \*

The meeting adjourned at approximately 4:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 272

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

May 31, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 31, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)  
Alderman Little  
Alderman Ford  
Alderman Gerard  
Alderman Marzari

CLERK: G. Barden

RECOMMENDATION:

1. Fire Underwriters Survey - City of  
Vancouver - Fire Defences

The Committee considered the attached letter dated May 29, 1979 and survey recommendations for the City of Vancouver for insurance grading purposes from Mr. A.H. Piper, Supervisor, Fire Underwriters Survey. The survey commented on water supply plans and records, staffing of training division, training facilities, training of officers, fire service communications, and fire safety control.

In the ensuing discussion, the Committee expressed dissatisfaction with the survey results in light of the current operation and administration of the Vancouver Fire Department. The question of equitable rating of the adjacent municipalities was raised and linked with the Vancouver fireboat (Vancouver received a rating of 2 which is higher than the other municipalities' 5 rating).

Mr. Wyatt, Permits and Licenses Department, and Mr. Bratton, Water Works, reported on the storing of plans and records which are vital to the operation of the water works distribution system.

Mr. Piper stated that it is not the function of the Fire Underwriters Survey to advise on the rate structures which are set for each municipality. There are two organizations that generally look after the insurance industry regarding rates - The Insurance Bureau of Canada and the Insurers Advisory Organization of Canada. They establish rates which are advisory only and are supplied to individual insurance companies.

Following further discussion, it was

RECOMMENDED

- A. THAT Mr. Piper be requested to review his survey in light of discussions held today, and submit a revised report to the Committee.



Report of Standing Committee  
on Finance and Administration  
May 31, 1979 . . . . . (IV-2)

Clause No. 1 cont'd:

- B. THAT Mr. K.F.W. Malthouse, Manager, Insurance Bureau of Canada, be requested to attend a meeting of the Committee to advise as to why the City of Vancouver's fire insurance premiums are not rated in a better fashion, and why insurance premiums are the same for Vancouver and adjacent municipalities when Vancouver is graded higher than adjacent municipalities.
- C. THAT the City Manager investigate what legislation affects the setting of fire insurance rates and invite the appropriate people in this regard to meet with the Committee.
- D. THAT the City Manager prepare a report to the Committee commenting on the revised survey and the City's current position.

2. "Firehouse Five" - Grant Request

The Committee considered a Manager's Report dated May 22, 1979 advising as follows:

"The Fire Chief has received a request from the "Firehouse Five" for financial assistance to replace their present dress costumes.

The Firehouse Five is a group of seven from the Fire Department who entertain senior citizens, veterans and handicapped that are confined to extended care homes and hospitals. Over the past ten years they have performed approximately 80 times per year strictly on their own time. Many letters have been received by the Fire Chief and Mayor from groups that have been entertained, commending the Firehouse Five for their voluntary performance and thanking them for such excellent entertainment.

The present dress of the group (which is now five years old) consists of a white shirt, vest and firemen's trousers. They are requesting assistance to replace their shirts and vests, purchased at that time with their own funds, with a dress of shirt, vest and candystripe blazer. Cost of each outfit is estimated at \$125 per member for a total of \$875.

The Fire Chief requests Council consider assisting this group of firefighters with funds of \$875 to permit continuance of this voluntary public service as it not only provides good entertainment for the elderly and handicapped but generates good public relations for both the City and the Fire Department.

The Comptroller of Budgets and Research advises that this should be considered as a grant request from an outside organization. The source of funding would normally be the "Other" grant category. However, as all 1979 funding in this category has already been allocated or committed, the source of funding, if approved, would be contingency reserve."

Following discussion, it was

RECOMMENDED

THAT a grant of \$875 be approved for the Firehouse Five to permit continuance of its voluntary public service, the source of funding to be contingency reserve.

Report of Standing Committee  
on Finance and Administration  
May 31, 1979 . . . . . (IV-3)

### 3. Brock House Society - Grant Request

The Committee considered the attached Manager's Report dated May 28, 1979, wherein the Director of Finance reported on the Brock House Society's request for a capital grant in the amount of \$62,315 to improve Brock House landscaping as required in the development permit for rehabilitation of Brock House. The property, including the grounds and improvements, is the property of the Park Board assigned for the use of the Brock House Society as a senior citizens centre under a lease agreement between the City, Park Board and the Society.

Mrs. A. Molaro, President, Brock House Society, and Commissioner A. Livingstone, Vancouver Park Board, spoke on behalf of the Society. The Society requested a grant from the City to enable it to contract with the Vancouver Park Board to carry out landscaping requirements of the City development permit. The Park Board has designed the proposed development and has undertaken to absorb approximately \$16,745 of the cost. Commissioner Livingstone advised that the Society could reduce the height of the proposed fence and volunteer senior citizens could maintain flower beds and grounds, this way the Society could manage with a reduced grant of \$55,000.

The Director of Finance advised that the total cost to comply with the requirements of the development permit as shown in the Manager's Report is \$32,505, and he suggested the following alternatives to the Committee:

- a. Fund the total of \$62,315 (as it may be adjusted) which will satisfy all of the landscaping requirements, including Development Permit Requirements.
- b. Fund Development Permit Requirements of \$32,505 plus some further selected items from those shown in the total of \$62,315.
- c. Fund only the Development Permit Requirement of \$32,505.
- d. Not approve any part of the request.

Following discussion, it was

#### RECOMMENDED

THAT City Council approve a grant of \$32,505 to the Brock House Society to improve the landscaping, as required in the development permit for the rehabilitation of Brock House.

### 4. Automated Circulation for Vancouver Public Library and the Greater Vancouver Library Federation

The Committee considered the attached Manager's Report dated May 11, 1979, wherein the Acting Director of the Vancouver Public Library reported on an automated circulation system for the Vancouver Public Library. The report outlines bids received for the system, problems with the present system, costs of the proposal, and benefits of the proposed system.

Report of Standing Committee  
on Finance and Administration  
May 31, 1979 . . . . . (IV-4)

Clause No. 4 cont'd:

Bids were received from five companies and the Evaluation Committee on the bids recommended the selection of ULISYS. The economics of this proposal based on present value over 8 years is:

<u>COSTS OF PROPOSAL</u>		<u>Present Value</u>
Capital Costs	\$1,151,099	\$1,151,099
Annual Operating Costs	131,160	<u>940,436</u>
<u>TOTAL COSTS</u>		<u>\$2,091,535</u>

BENEFITS RESULTING

Budget Savings

Replacement Equipment for old system	\$ 45,000	\$ 45,000
Annual Operating Costs	272,920	1,956,863
Increased operating costs of present system	27,500	197,179
Increase in fines revenue	34,500	<u>247,368</u>
		<u>\$2,446,410</u>

ECONOMIC SAVINGS

Staff efficiency	\$ 54,000	\$ 387,185
Improved book selection	25,000	<u>179,252</u>
<u>TOTAL BENEFITS</u>		<u>\$3,012,847</u>

There is a high probability that Burnaby and Richmond Public Libraries will make a commitment to join the circulation system before the end of the year. It is estimated that this would reduce VPL's Total Capital Costs to \$977,833, and our Annual Operating Costs to \$113,901.

Other Greater Vancouver Library Federation libraries will probably take longer to participate. Their decisions will not make a significant difference to Vancouver Public Library costs, but those Greater Vancouver Library Federation libraries who make a decision this year will be able to participate on better terms than those who decide later and have to bear all the incremental costs of expansion.

The GVLF Board of Directors is also preparing a submission to the Provincial Secretary for a provincial grant to meet the cost of conversion, i.e. converting library book records to machine readable form. This could reduce our Total Capital Costs to \$809,211.

Mr. C. Cotterall, Chairman, and Mr. T.B. O'Neill, Assistant Director, Vancouver Public Library, attended the meeting and spoke to their request. The Director of Finance advised that any savings would be deducted from the Library Board budget.

Report of Standing Committee  
on Finance and Administration  
May 31, 1979 . . . . . (IV-5)

Clause No. 4 cont'd:

Following discussion, it was

RECOMMENDED

- A. THAT City Council approve the installation of a system for automated circulation in the Vancouver Public Library.
- B. THAT City Council accept the recommendation of the Evaluation Committee, approved by the Library Board to award the contract to Universal Library Systems Ltd., of Vancouver, for \$787,099, comprising \$699,099 for Hardware costs including 4% Provincial Sales Tax and \$88,000 for Software and Vendor's Installation Costs. And further approve the expenditure of \$364,000 for Library Supervising Costs, and Conversion Costs of the Library's book and patron records to machine readable form, for a Total Cost of \$1,151,099.
- C. THAT the purchase of the Hardware be through a lease-to-own contract, and that both the contract with the vendor and the leasing company be to the satisfaction of the City of Vancouver Law Department.
- D. THAT the additional Capital Costs of \$452,000 be allocated from the Supplementary Capital Budget, \$235,000 from 1979 and \$217,000 from 1980.
- E. THAT the City Council approve costs for automated circulation for 1979 from the Contingency Reserve for \$27,500 for Hardware Lease payments.
- F. THAT the City's Computer Services Division continue to act in an advisory capacity, including active participation in the selection of a project manager, during the installation of the automated library circulation system as proposed, and that the Division act as final arbiter for the City involving installation problems affecting the Library Board and the recommended vendor where mutual agreement between the parties cannot be achieved.

(Alderman Puil left and Vice-Chairman Little assumed the chair.)

5. Employee Newspaper - "The Town Crier"

The Committee considered the attached Manager's Report dated May 22, 1979, wherein the Director of Personnel Services reported on the employee newspaper - "The Town Crier".

The report includes results of a readership study, conducted as a research project by three B.C.I.T. senior students in the faculty of Administration Management Technology.

Their primary information sources were:

- (a) A questionnaire distributed to 5500 City of Vancouver employees;
- (b) Interviews with 13 Senior civic officials;
- (c) Qualitative analysis through consultation with the communications and marketing faculty of B.C.I.T. plus a review of several other employee newspapers.

Report of Standing Committee  
on Finance and Administration  
May 31, 1979 . . . . . (IV-6)

Clause No. 5 cont'd:

The report summarized the results of the study as follows:

"It would appear that the Town Crier has been generally well received by civic employees. Readership is reasonably high and a majority find the paper to be both interesting and informative. There is an equally clear message, however, that it could and should be improved, particularly in the area of including more articles directed at specific employee interests.

Connected with this is the conclusion that the newspaper is understaffed. Experience over the past year has shown that we cannot rely to any great extent on input from employees to provide news items of current interest. Also, the present half-time arrangement with the editor simply does not allow him sufficient time to seek out and prepare reports on such material. A higher staffing level is essential if the paper is to make the desired impact.

Another important issue is whether or not the Town Crier should be mailed to employees' homes. The main rationale for doing this was to attempt to achieve a high level of readership among other family members. The Readership Study suggests very strongly that this has not been accomplished. In the face of this, plus rising postage costs and the delays which we have encountered in the mailing process, the value of continuing with the present distribution method becomes very questionable.

It was suggested in our Departmental Review that the Town Crier be published only every second month. That remains a possibility, but was not a popular one with the respondents to the Readership Survey. Also its contents would lack immediacy; items would be more than two months out of date before they reached the readers and thus would hardly qualify as news. If we are to alter the paper's content in the direction which the Survey suggests, publication every month is far preferable."

Following discussion, it was

RECOMMENDED

- A. THAT the Town Crier continue to be published on a monthly basis as was provided for in the 1979 departmental budget.
- B. THAT the Town Crier be distributed directly to employees at their place of work rather than mailed to their homes for an estimated annual savings of \$5,400 and a savings of \$3,150 for the balance of 1979.
- C. THAT the newspaper Editor be hired for 3 weeks per month for the balance of 1979 rather than half-time for an estimated annual additional cost of \$4,308 and an additional cost of \$2,513 for the balance of 1979. This results in a total net annual reduction of \$1,092 with a net reduction for the balance of 1979 of \$637.

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FOR COUNCIL ACTION SEE PAGE(S) 273/4

The meeting adjourned at approximately 5:00 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

May 31, 1979

A special meeting of the Standing Committee of Council on Planning and Development was held on Thursday, May 31, 1979, at 7:30 p.m., in the Britannia Community Services Centre Library, 1661 Napier Street, Vancouver, B.C.

PRESENT: Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Ford

ABSENT: Alderman Kennedy  
Alderman Puil

ALSO  
PRESENT: Alderman Bellamy  
Alderman Little

CLERK: M. Cross

RECOMMENDATION

1. Grandview-Woodland Area Plan, Part I: Grandview-Victoria  
(Single Family, Duplex and Conversion Areas)

The Committee considered a report of the City Manager dated May 16, 1979 (copy circulated) forwarding the Grandview Woodland Area Policy Plan, Part I: Grandview-Victoria (on file in the City Clerk's office).

Ms. Ronda Howard, Grandview-Woodland Area Planner, with the aid of maps, charts and a slide presentation, detailed the proposed goals and policies for the Grandview-Victoria area, which covers roughly the Neighbourhood Improvement Programme designated area representing just over half of Grandview-Woodland's total population. The current zonings are:

- RS-1 (One Family Dwelling District) from Nanaimo Street to Templeton Drive
- RS-2 (One Family Dwelling District allowing suites) from Templeton Drive to Victoria Drive
- RT-2 (Two Family Dwelling District) from Victoria Drive to Commercial Drive

with some pockets of C-1 and C-2 commercial.

The report notes:

"At the recent public meetings and meetings with local groups, there has been generally a favourable reaction to the proposed Area Plan goals and policies. As its functioning has been discussion-oriented rather than recommendation-oriented, the Planning Committee does not have a formal recommendation, although most individual members have agreed with most policies. The item of strongest disagreement is townhouses in RS-2 areas (Policy #7): one or two members feel that townhouses should be allowed in RS-2 areas, although the Area Plan recommends a continuation of current Council policy to not allow townhouses in these areas.

Clause No. 1 cont'd:

The N.I.P. Committee has recommended approval of the Area Plan, including continuation of the policy of no townhouses in RS-2 areas. They would also prefer that, in RT-2 areas where townhouses are allowed, there be an additional guideline on "clustering" to specifically limit townhouse developments to one per blockface.

The Director of Planning however feels that this type of clustering guideline is not equitable, but that the existing townhouse guidelines will achieve the objectives of the Plan, including limiting the number and location of townhouse developments to situations where renovation is not feasible."

The Grandview-Woodland Area Plan, Part I describes the area's history, physical and social characteristics and planning issues. The following goals emphasize maintenance of the existing social and physical character of the area reinforcing the stability of land use, retention of existing housing and improvement of services for existing residents:

- (a) Maintain the social character, including the family emphasis, income mix, and ethnic diversity.
- (b) Maintain the physical character.
- (c) Maintain and upgrade the existing housing stock.
- (d) Maintain affordable housing.
- (e) Allow for a gradual renewal of housing at approximately the same density as existing, through measures that respect the existing social and physical character.
- (f) Reduce the effects of through traffic on residential streets: to improve pedestrian safety and living environment.
- (g) Encourage local commercial uses which are conveniently located for area residents and physically in scale with their adjacent neighbourhood.
- (h) Bring neighbourhood park space up to City standards of acres per person.
- (i) Improve parks, playgrounds, schools and social services for all ages.
- (j) Provide opportunities for local resident involvement in planning and development matters, and in programming community improvements.

To achieve the goals, the Area Plan presents policies in four sections: Housing, Traffic, Commercial and Parks and Services.

HOUSING (Policies #1 - #20)

Single Family Area: Maintain the single family character while allowing secondary suites north of First Avenue, subject to the owner living in the house and suite standards.

Victoria to Templeton Area: Emphasize the two-family character by allowing construction of new two-family dwellings and by allowing existing single family houses to add one self-contained suite as a conditional use. Continue the existing Council policy of not allowing townhouses or garden apartments.

Clause No. 1 cont'd:

Commercial to Victoria Area: Maintain and encourage the diversity of housing types by continuing to allow single family houses and two-family dwellings as outright uses, and suites and townhouses as conditional uses.

Commercial to Templeton Areas: Allow the following which are now not permitted: basement suites, front yard relaxations similar to those prevailing in the neighbourhood, infill housing with guidelines, and adding on to houses with suites. These would all be conditional uses, subject to approval of the Director of Planning.

Turner-Ferndale Area: This is considered a separate sub-area by virtue of its double-fronting lots, most of which were re-subdivided before present Zoning and Subdivision By-laws. To allow filling-in of the remaining double-fronting lots, new houses should be allowed on half a lot as long as these are single family houses and provide an off-street parking space. No townhouses or garden apartments should be allowed.

COMMERCIAL (Policies #21 and #22)

The Area Plan would, with appropriate by-law amendments, allow existing corner grocery stores to be conforming and provide the possibility for new stores to be approved. At the William-Victoria intersection, twelve lots are zoned C-2; however, only three of these lots are developed as commercial uses. The Area Plan recommends that the remaining nine lots be re-zoned to residential, similar to the adjacent properties, and consistent with the existing land use.

TRAFFIC (Policies #23 - #28)

The key policy in this section of the proposed Area Plan is the recommendation for a complete study of traffic issues in all of Grandview-Woodland and the preparation of a Neighbourhood Traffic Plan, with specific attention to methods of reducing through traffic on residential streets, an issue of special concern to local residents.

PARKS AND SERVICES (Policies #29 and #30)

This section notes the below-average acres of park per person in Grandview-Woodland and recommends that the City designate all of Grandview-Woodland as a priority for additional park space and request the Park Board to prepare a park acquisition and development plan.

Implementing the proposed Goals and Policies of the Area Plan will involve mainly re-zonings, as well as the Engineering traffic study and Park Board park acquisition and development plan.

The City Engineer is concerned that Policy No. 16 would reduce the off-street parking requirements on properties without secondary access from two spaces per unit to one space per unit for buildings of one or two units, increasing the on-street parking congestion.



Clause No. 1 cont'd:

The suggested Traffic Plan (Policy No. 23) is an intensive study requiring large numbers of field staff, and has customarily been done through temporary student employment programs. As no such programs have been approved recently, staff would be unable to complete this study in 1979.

Policy No. 24 specifically retains the local classification of Venables from Victoria to Nanaimo as a local street. Any conclusions regarding specific street classifications should occur after the traffic plan is developed.

Most of the residents present at the meeting favoured the adoption of the Area Plan as it reflects the wishes of the area. Some comments from the public include:

- key words are 'retain' and 'maintain'
- bus service, particularly east/west, has to be improved
- much discussion with respect to Commercial Drive and lack of parking
- there may be further discussion with respect to the policy recommending against townhouses in the Victoria-Templeton area

A petition was submitted by Mr. and Mrs. R.E. Armstrong, on behalf of the residents of the McSpadden Park area. The petition, containing 29 names, requests the Planning Department to incorporate in the Plan the following suggestions:

- "(1) At the intersection of First Ave. and Commercial Drive, No left-hand turns between the hours of 3:00 p.m. & 7:00 p.m.
- (2) At the intersection of First Ave. and Victoria Drive, No left-hand turns between the hours of 3:00 p.m. & 7:00 p.m.
- (3) And to slow down the speeding traffic on 3rd. Ave., 6th. Ave., and 7th. Ave., have the City Planning Department incorporate about five speed-bumps on each of these blocks, between Commercial & Victoria Drives'.
- (4) At the intersection of Commercial Drive & Grandview Highway, have a traffic signal installed.
- (5) Behind the residents of 6th. Ave., to the northside, adjacent to McSPADDEN PARK, make a lane or alley to run from Victoria Drive, and to have it join into the 5th. Ave.--McSPADDEN Ave. U., for the use of emergency vehicles such as: Ambulances, Fire Vehicles, and Police Cars, with the later for the purpose of security patrolling of the park at night. Plus, the residents of 6th. Ave. would have access to the back of their property in order that they could move their vehicles off of 6th. Ave., and would help to lessen some of the congestion in the area."

Report of Standing Committee  
on Planning and Development  
May 31, 1979 . . . . . (V-5)

Clause No. 1 cont'd:

The Committee

RECOMMENDED

- A. THAT the Goals, Sub-area Goals, Policies and Guidelines as set out in the Grandview-Woodland Area Policy Plan, Part I, Grandview-Victoria be approved.
- B. THAT Policies #23 and #28 relating to a Neighbourhood Traffic Plan and improvements to bus service, be referred to the City Engineer and Director of Planning in consultation with local residents for report to City Council on appropriate means of implementation, as necessary.
- C. THAT Policy #29 relating to a park acquisition and development plan, be referred to the Park Board in consultation with the Director of Planning, other civic departments, the School Board and local residents for report on implementation within six months.
- D. THAT the Director of Planning prepare amendments to the Zoning and Development By-law to submit directly to Public Hearing, based on the Plan Policies and Guidelines outlined in the City Manager's Report dated May 16, 1979 and the Grandview-Woodland Area Plan, Part I.

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The meeting adjourned at approximately 9:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 274